

# Lot 2507 Loader Street, Mambourin, Vic 3024

## Residential Land For Sale

Wednesday, 22 May 2024

Lot 2507 Loader Street, Mambourin, Vic 3024

Area: 465 m2

Type: Residential Land



Harpreet Mangat

0416412414

**\$377,000**

Harpreet Mangat is delighted to introduce an exceptional opportunity: an expansive land parcel spanning approximately 465 square meters in Mambourin. Nestled within the Mambourin area, this property offers the prospect of an enhanced lifestyle, whether you're envisioning your ideal residence or considering an investment venture. Positioned within the meticulously planned Windermere Estate in Mambourin, this locale is crafted to foster strong community ties amidst picturesque surroundings. Embrace the welcoming atmosphere suitable for families, with convenient access to local amenities such as Wyndham Vale Square Shopping Centre and Manor Lakes Central Shopping Centre. Education options abound, with esteemed institutions like Wyndham Vale Primary and Manor Lakes P-12 in close proximity. Traveling is effortless, with Wyndham Vale Station nearby or easy access to the Princess Freeway for a seamless journey to Melbourne CBD. Weekends beckon exploration, from the splendor of Werribee Mansion to the marvels of the Open Range Zoo. This address promises not just convenience but also growth and a sense of belonging. It's where community pride flourishes, and neighbors become cherished friends. Highlighted features include: -Proximity to the New Resident Leisure Centre and the proposed Mambourin railway station -Only a short 3-minute drive to Wyndham Vale Primary School -Convenient access, with Werribee Railway Station just a 5-minute drive away -Effortless shopping at Pacific Werribee Shopping Centre, reachable within 10 minutes by car -Close proximity to the renowned Werribee Open Range Zoo, also just a 10-minute drive away Opportunities of this caliber are rare. Don't miss the chance to secure your slice of this idyllic location and build the home of your dreams - a sanctuary to cherish for years to come. For further details, please contact Harpreet Mangat at 0416 412 414, as this opportunity won't be available for long. **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List: [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)