

# Mambourin, Mambourin, Vic 3024

## Residential Land For Sale

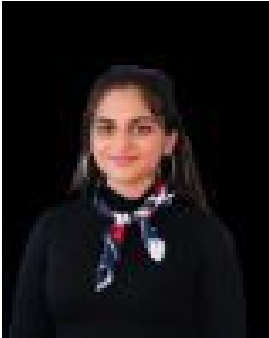
Wednesday, 19 June 2024



Mambourin, Mambourin, Vic 3024

Area: 391 m2

Type: Residential Land



Jot Dhaliwal  
0452399044

## West Facing Block for sale!

Introducing an opportunity from The Lanco Real Estate – a spectacular block of land, now available for sale via nomination, nestled in the vibrant heart of Mambourin. Boasting generous dimensions of 391 sqm approximately, this prime piece of real estate offers an ideal canvas for your dream home. Location: • Walking distance to Good News Lutheran College/Private Primary School and La Yulta Primary school • Short drive to Wyndham Vale Primary School and Barrabool Boulevard Playground • A couple of minutes' drive to local Woolworths • Approximately 40km from Melbourne's CBD, offering a flawless location. • Proximity to thriving Werribee and Wyndham Vale. • Easy access to the Princes Freeway. • Minutes' drive to Wyndham Vale Station and Manor Lakes Shopping Centre • Future development of the Mambourin Train Station. Opportunity: • Perfect for a young family starting out or an investor seeking fantastic capital growth and returns. • An ideal location to build your dream home. The Lanco Real Estate team is ready to assist you in making your dream home a reality. Contact Prince 0430 200 133 or Jay 0435 013 605 today to explore this prime property and take the first step toward living the life you've always desired. For a comprehensive due diligence checklist tailored for home and residential property buyers, visit: <http://www.consumer.vic.gov.au/duediligencechecklist> While every effort has been made to ensure the accuracy of the information provided in this document, it is intended solely for the purpose of marketing this property. We cannot accept responsibility for any inaccuracies. Therefore, all prospective buyers are encouraged to conduct their own inquiries to verify the information.