



## Easy Living in a Prized Location

What a terrific opportunity to acquire this well-built low maintenance family home or investment with everything you need. This sensational property boasts four generously sized bedrooms; master with walk in robe & ensuite, two separate living areas, a central bathroom & laundry with external access.

The open-plan kitchen is equipped with quality stainless steel appliances, dishwasher, Caesarstone benchtops & plenty of storage, all overlooking the open plan, naturally light filled living and meals area that leads to a picturesque outdoor entertaining area & low maintenance rear yard.

Features include: gas ducted heating, evaporative cooling, double remote garage with internal & walk-through access, low maintenance front & rear yards and all situated on a generously sized 400m2.

You'll find Barrabool Park just at the end of the street and Lollipop Creek is just a few minutes' walk away. Enjoy the Mambourin resident's club and be assured of your family's safety with nightly security patrol around the estate.

Located only a short walk from the Good News Lutheran College and the new Laa Yulta Primary School, Club Mambourin, Child Care, the Upcoming Mambourin Town Centre, approximately 5 Minutes' drive to Wyndham Vale Station, Greens Square & Manor Lakes Shopping Centre.

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<b>Price</b>	SOLD for \$635,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1119
<b>Land Area</b>	400 m2
<b>Floor Area</b>	160 m2

### Agent Details

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**Sterling**  
Realty

Don't delay and enquire today!

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