

23 Shallow Street, Mambourin, VIC, 3024



House For Sale

Monday, 18 November 2024

23 Shallow Street, Mambourin, VIC, 3024

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sweta Malik
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Shekhar Malik
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Bright & Spacious - Make It Yours Today!

The Team at Equity Wise present this bright three-bedroom home offering a contemporary lifestyle coupled with an array of modern inclusions in the ever growing Mambourin.

Featuring a large open-plan kitchen, dining, and living area this home provides ease of living coupled with a low maintenance appeal. The kitchen is well sized and boasts of ample cupboard space, stone benchtops, tiled splashback, and stainless-steel appliances including 900mm gas cooktops, oven & dishwasher.

This gorgeous home features a generous master bedroom complete with a fully fitted double ensuite and robe. The remaining 2 bedrooms are serviced by a central bathroom. An alfresco, a sun lit yard and double garage complete this home.

Additional Features Include:

- Carpet in bedrooms & Floor boards in living area
- LED downlights
- Gas ducted Heating & Split-System Cooling
- 40mm stone top in kitchen and 20mm stone top in bathroom & ensuite
- 900mm stainless steel cook top, 900mm oven, dishwasher and undermount sink
- Oversized showers with tiled base & niches
- Stacker sliding door leading to undercover alfresco
- Low maintenance yards

Quality fittings and finishing throughout make this home a must see exercise!

Nature lovers will find themselves in paradise with Barrabool Park's stunning landscapes and Lollipop Creek Reserve's serene greenery at just a few mins walk. These idyllic spots are perfect for outdoor enthusiasts seeking to immerse themselves in nature and enjoy a plethora of recreational activities amidst breath-taking surroundings.

Located at a short walk to the upcoming Good News Lutheran College (opening 2025) and the new Laa Yulta Primary School, 5 Minutes drive to Wyndham Vale Station, 5 Minutes drive to Greens Square and Manor Lakes Shopping Centre, 5 mins drive to child cares, 3 mins drive upcoming Mambourin town centre, easy freeway access via Ison Road and much more!

An excellent choice not to be missed, call Sweta on 0412 663 374 or Shekhar on 0430 446 748 to discuss further!

***PHOTO ID REQUIRED AT ALL INSPECTIONS**

Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>

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