

**5 Rangeland Street, Mambourin, VIC, 3024**



**Land For Sale**

Thursday, 5 December 2024

5 Rangeland Street, Mambourin, VIC, 3024

Type: Land

## Ready To Build titled land in Mambourin!!

Amit & Team at Engage Real Estate presents this Perfect Location to Build Your Dream Home !

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Discover an exceptional opportunity in the rapidly growing Mambourin Estate. This generous rectangular block is perfectly positioned for you to design a contemporary and luxurious home that accommodates your family's needs. Titled and ready for construction, now is the ideal time to collaborate with an architect and builder to create your masterpiece.

### Property Features:

- Land Size: 350 sqm (approx.)
- Titled and Ready to Build
- Proximity to Nature: Walking distance to parklands and wetlands
- Convenient Location: About 38km from Melbourne's CBD, with easy access to Wyndham Vale railway station
- Upcoming Amenities: New Coles and 7-Eleven within Mambourin Estate

### Education & Recreation:

- Nearby Schools: Within walking distance to Good News Lutheran College and Private Primary School; a short drive to Wyndham Vale Primary School
- Playgrounds: Close to Barrabool Boulevard Playground
- Shopping: Minutes from local Woolworths and Aldi, plus various shops
- Transport: Upcoming Mambourin Train Station for added convenience

For any further information , please call :

Amit Yadav - 0478 603 797 or Inder Bajwa - 0466 777 047

For further details, please refer to the Due Diligence Checklist: [Due Diligence Checklist](<http://www.consumer.vic.gov.au/duediligencechecklist>)

**DISCLAIMER:** All stated dimensions are approximate. Particulars are for general information only and do not constitute any representation on the part of the vendor or agent.

Seize this chance to create the home you've always dreamed of in a vibrant community!