# 56 Koodya Street MAMBOURIN VIC 3024

4 3 2

$495 Per Week

Date available: Now
Book Inspection

## BRAND NEW - Modern Family Living in Prime Mambourin Location!!!

Fantastic location within walking distance to schools and shopping centres â€" everything you need right at your doorstep. Located in the vibrant Frasers Mambourin Estate, this near-new, light-filled 4-bedroom, 3-bathroom townhome offers space, comfort, and modern convenience, ideal for contemporary family living.

Property Features:

Spacious master bedroom with en-suite, split-system heating & cooling, and views.
Three additional well-sized bedrooms
Stylish, well-appointed kitchen featuring 20mm mineral surface benchtops, and stainless-steel appliances
Open-plan living and dining area with split-system heating & cooling, opening via double sliding doors to a private courtyard
Secure double garage with remote access
LED downlights throughout
Full floor coverings and quality fixtures & fittings
Low-maintenance front and back landscaping

&#55357;&#57039;ï¸•  4 Bedrooms
&#55357;&#57025; 3 Bathrooms
&#55357;&#56983; Double Garage

Location Highlights:

Directly opposite Mambourin Marketplace and Good News Lutheran College.
The location is highly convenient, with parks, walking tracks and green spaces just moments away. Wyndham Vale Square Shopping Centre is only two minutes away with Woolworths and Aldi, while Manor Lakes Central is five minutes away and offers Kmart, Coles, Best & Less and more.

The area also offers excellent education and childcare options. Within the estate are several new schools and childcare centres, including Laa Yalya Primary School, Lutheran College and Aspire Childcare, with more schools planned in the future. University of Melbourne and Victoria University Werribee Campus are just five minutes away.

Residents enjoy exclusive access to the award-winning Club Mambourin, offering a premium lifestyle experience. Facilities include an indoor lap pool, childrenâ€™s pool and spa, a fully equipped gym, a multi-sports court, BBQ and picnic areas, and versatile function rooms ideal for family gatherings and celebrations

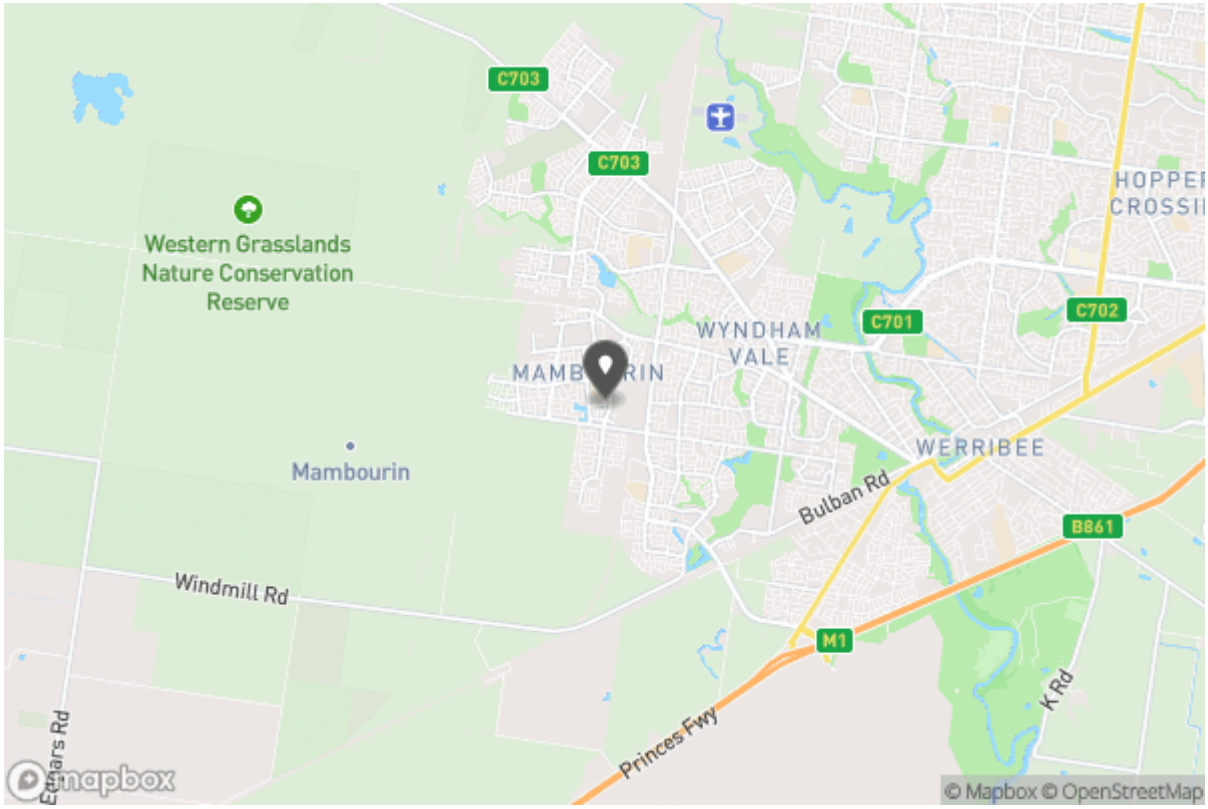
&#55357;&#56966; 3km to Wyndham Vale Train Station
&#55356;&#57305;ï¸•  Approx. 40km to Melbourne CBD & Geelong CBD
&#55357;&#56969; Proposed future Mambourin Train Station
&#55357;&#57037;ï¸•  Mambourin Town Centre with retail, cafÃ©s, restaurants & cinema
&#55356;&#57314; Medical, childcare & community precincts

Discover modern living in a thriving community where convenience meets opportunity.

&#55357;&#56542; For more information or to arrange an inspection, please contact us today.

# Gallery

# Location Map



# Floor Plans

Garage

Ground Floor

First Floor

Pavan Talluri

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## Why Book with House N Keys Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

Apply Online

https://2apply.com.au/Property?agentID=E-HouseNKeys&uniqueID=eagle_1710457

## More Information

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