



## 73 Ellimatta Road Mambourin VIC

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The perfect residence for first home buyers, growing families and astute investors, this property comprises two living zones, four bedrooms and two bathrooms, with landscaped grounds and accommodation for two vehicles. Situated in the thriving suburb of Mambourin, residents will enjoy a family-oriented community plus easy access to well-established amenities.

- This Boutique built home offers modern interiors with neutral tones and timber flooring throughout the living areas and carpet in the bedrooms. The generous living zones include a theatre room and an open plan family and meals area adjacent the kitchen.

- With sleek and stylish appointments, the kitchen boasts waterfall stone benchtops, a breakfast bar and a tiled splash back. Stainless-steel appliances include an 900mm

**Price** : \$ 610,000  
**Land Size** : 350 sqm  
**View** : <https://www.ypa.com.au/7362034>



**Jarrod Loughlin**  
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FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY, MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY

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