



40 Mambourin Street Werribee VIC

3 2 2

Nestled in the highly sought-after 'Old Werribee' pocket, this cherished family home is ready for its next chapter. Set on a generous 987sqm block, this light-filled, well-maintained home blends comfort, convenience, and plenty of outdoor space, making it an ideal choice for those looking for a spacious home with a classic charm.

View : <https://www.ypa.com.au/8248186>

Why You'll Love This Home:

- ? Well-Designed Layout: Three well-sized bedrooms, each fitted with built-in storage, including a master bedroom with ensuite.
- ? Light-Filled Living: The formal lounge upon entry flows effortlessly through to the dedicated kitchen and meals zone.
- ? Comfort Year-Round: Ducted heating and evaporative cooling ensure comfort in all seasons.
- ? Space for All Your Needs: A 4-car garage and a wide



Amy McMaster
0424 272 619