



## 73 Ellimatta Road Mambourin VIC

4 2 2

The perfect location for peaceful living! Welcome to the thriving suburb of Mambourin. Enjoy a family-oriented community - Offering close proximity to an increasing array of amenities, including Wyndham Vale Shopping Centre & Manor Lakes Shopping Centre.

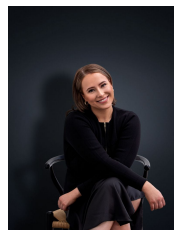
Local schools include Wyndham Vale Primary School and Manor Lakes P-12 College, while nearby parklands include the popular Lollipop Creek Reserve. For commuters, easy access to public transport awaits, with options including Wyndham Vale Station.

This Boutique built home offers modern interiors with neutral tones and timber flooring throughout the living areas and carpet in bedrooms.

Property Features:

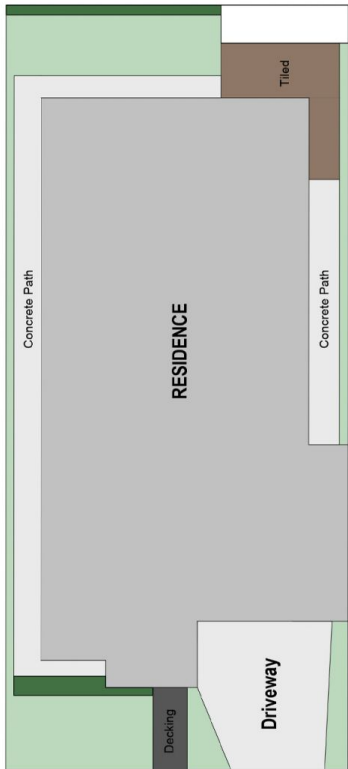
**Land Size** : 350 sqm

**View** : <https://www.ypa.com.au/7364443>



**Ali Dowling**  
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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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