



### 11 Sherbrook Drive Mambourin VIC

Introducing a prime piece of land with limitless possibilities in the rapidly growing Mambourin Estate. This approximately 365sqm block is titled and ready for you to build on. With a frontage of around 12.3sqm, this land can easily accommodate a spacious family home with multiple living areas.

Situated about 40km from Melbourne's CBD, this block boasts a flawless location with proximity to thriving Werribee and Wyndham Vale. Enjoy easy access to the Princes Freeway, and a short drive to Wyndham Vale Station. The future Mambourin Train Station is also in development, making the Melbourne CBD just a 35-40 minute drive away. You'll also find the town centre, community centre, schools, parks, and sports reserves nearby, offering everything you need to build your dream home.

For young families starting out or investors seeking potential for fantastic capital growth and returns, this fantastic slice of land is an ideal choice.

Contact Ali to make an offer.

**Price** : \$285,000-\$305,000 NOW TAKING OFFERS

**Land Size** : 365 sqm

**View** : <https://www.ypa.com.au/8047085>



**Ali Faour**  
**0432 273 353**