

## 13 Nuttall Street Mambourin VIC

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This Wonderful family home offers a comfortable and stylish living experience, with a range of features that make it an ideal choice for families. Located in Mambourin, a thriving suburb known for its family-friendly atmosphere and convenient amenities. One of the highlights of living in Mambourin is the family-oriented community and easy access to well-established amenities. The proximity to Wyndham Vale Square Shopping Centre, Manor Lakes Shopping Centre, and Little Growling Cafe ensures you have everything you need within reach. This presents an excellent educational opportunity for families seeking quality schooling options. For families with young children, Laa Yulta Primary School Kindergarten, which opened early in 2024, is a notable educational institution in the area. Offering the next owners

- ? Master bedroom with walk in robe and ensuite
- ? Three further bedrooms all with built in robes

**Price** : \$ 605,000  
**Land Size** : 400 sqm  
**View** : <https://www.ypa.com.au/8066250>

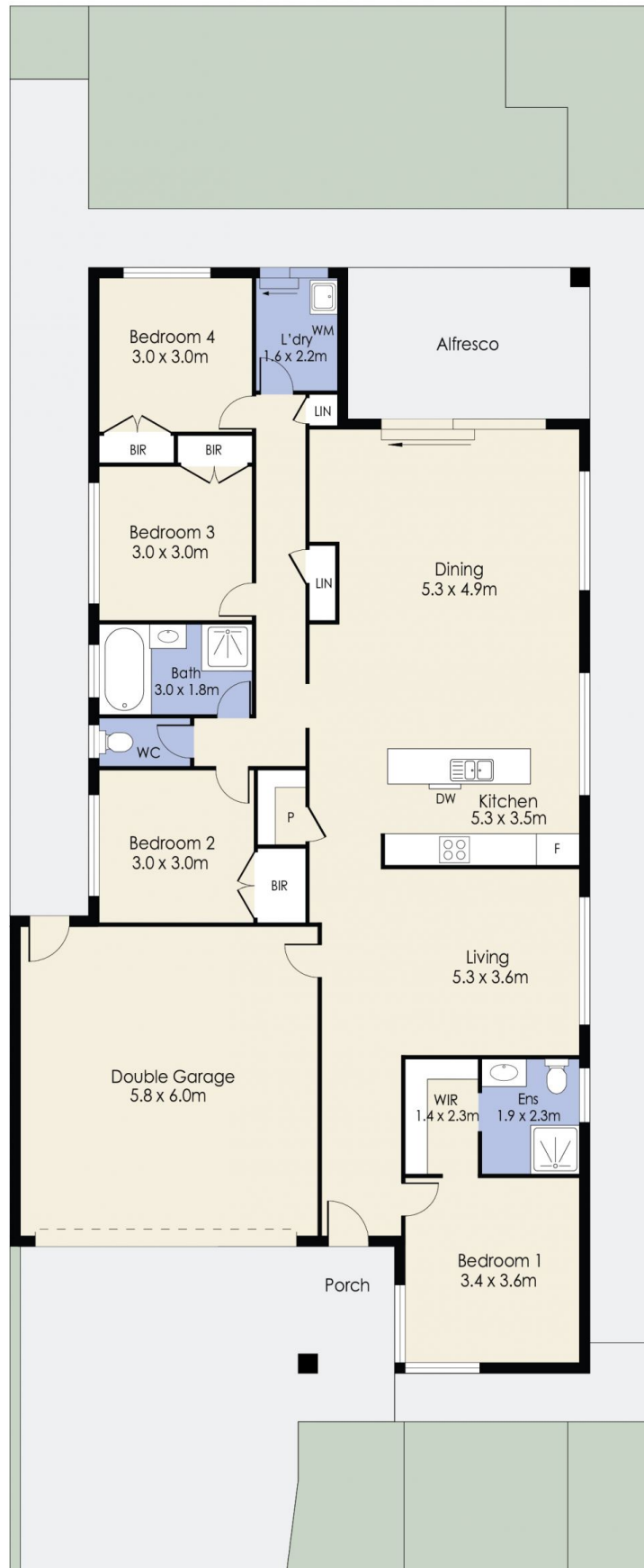


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.