

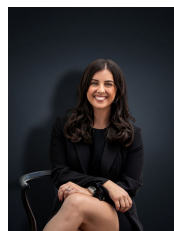
## 33 Ellimatta Road Mambourin VIC

3 2 2

This immaculately built and presented, highly upgraded home is a complete stand out from the rest. Under two years old this stunning and spacious floor plan will make entertaining a breeze and make you feel right at home. A stunning façade sets the tone for the entire home and the property is brilliantly located in the heart of Mambourin. Nearby to Shopping Centres, Café's, Playgrounds and only a short drive to Wyndham Vale Train Station. Providing;

- ? Three large bedrooms
- ? Master bedroom with walk in robe and ensuite
- ? Ensuite with stone benchtops and matt black fittings
- ? Open plan kitchen / meals and family living space
- ? Kitchen with high end fittings including 900mm upright stove, overhead cabinetry with plenty of storage space, massive island bench with stone benchtops, stainless steel appliances, pendant lights and window splashback with

**Price** : \$695,000 - \$755,000  
**Land Size** : 400 sqm  
**View** : <https://www.ypa.com.au/8126607>

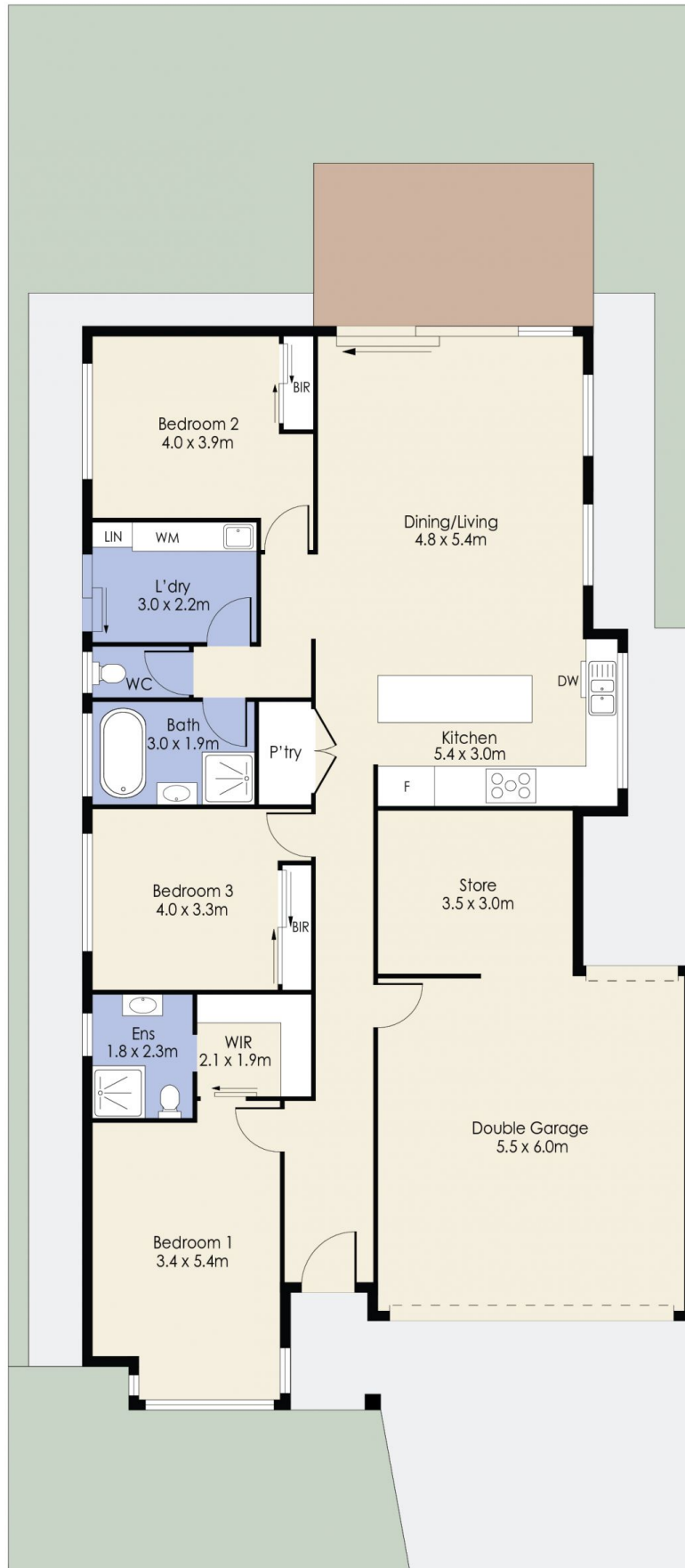


**Kirsty Cunningham**  
 0414 344 475



**Danish Natha**  
 0405 857 895

# 33 Ellimatta Road, MAMBOURIN



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.