



Lot 2138 Moggs Road, Mambourin



## Fixed Price House & Land in Mambourin – Titled Land, Ready to Build

🛏 4 🚿 2 🚗 2 📏 400 m<sup>2</sup>

### Fixed Price House & Land Package | Titled Land | The House is yet to be constructed

An excellent opportunity to secure your future in the growing Windemere Estate, Mambourin. This Fixed Price House & Land Package is ideal for first-home buyers, families, or investors wanting a quality home build in a prime location. The land is titled and ready to start building. The house is to be constructed.

To find out more or reserve this home, contact Kevin on **0490 030 197** today.

#### TURNKEY INCLUSIONS:

- 7-star energy rating
- Higher ceilings 2700mm to ground floor
- Colourbond Roof
- Fixed site costs (no more to pay)
- Timber flooring throughout
- LED downlights throughout
- 900mm kitchen appliances with Dishwasher

Price	\$628,000
Property Type	Residential
Property ID	6858
Land Area	400 m <sup>2</sup>
Floor Area	155.98 m <sup>2</sup>

#### Agent Details

Kevin Woodhoo - 0490030197

#### Office Details

Victorian House & Land Specialists  
8 Universal Way Cranbourne West  
VIC 3977 Australia  
03 5995 3911



- Landscaping with fencing and letterbox
  - Roller blinds
  - Developer and Estate requirements
  - Coloured concrete Driveway
  - Premium Feature Façade Inc Feature Light Fittings
  - Remote control panel lift garage door
  - Porcelain tiles as standard to wet areas
  - Timber flooring throughout
  - Reverse Cycle Heating and Cooling System
  - NBN Connection
  - AND MORE...
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\* Price and information are subject to change without notice. Land is available at the time this publication was advertised. kindly enquire with agent for availability. The price does not include transfer duty, settlement costs, community infrastructure levies imposed, or any other fees or disbursements associated with the settlement of the land. Base price includes standard brick façade. Images are for illustration purpose only and house is to be constructed.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.