



**Lot 2445 Kireep Street, Mambourin**



## Fixed Price House & Land Package in Mambourin – Titled Land, Prime Location

This Turnkey Fixed Price House & Land Package in Windemere Estate, Mambourin is a great choice for first-home buyers, families, or investors. The land is titled and ready to build, and the house is yet to be constructed.

Close to shopping centres, schools, train stations, and local facilities—everything you need is nearby.

For more details or to secure this property, call **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
- Landscaping with fencing and letterbox
- Roller blinds

4 2 2 350 m2

<b>Price</b>	\$718,000
<b>Property Type</b>	Residential
<b>Property ID</b>	6874
<b>Land Area</b>	350 m2
<b>Floor Area</b>	204.38 m2

### Agent Details

Kevin Woodhoo - 0490030197

### Office Details

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



- 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.