



Mambourin, Lot 2132, 16 Morant Street

Don't Miss the Perfect Opportunity to Build Your Dream Home



LAND 400 m2

For Sale

\$390,000 - \$410,000

Contact

Anu Sharma

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The Property

Welcome to Lot 2132, 16 Morant Street, Mambourin. Perfectly in a highly desirable location, this vacant block of land offers an outstanding opportunity to build the home you've always envisioned. Surrounded by expansive parklands, you'll enjoy the serenity of nature right at your doorstep. With easy access to quality schools, shopping, transport links, and recreational facilities, this is a prime setting for a well-connected lifestyle.

The Point of Difference

- 400m2 (approx.) of titled land
- 12.5m frontage and 32m depth (approx.)
- A perfect opportunity to build your dream home on a versatile rectangular block, ideal for accommodating a wide variety of home styles and layouts
- Prime setting within walking distance to scenic wetlands and parklands



LJ Hooker Point Cook
(03) 9975 7080

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Located within the desirable Mambourin Estate
- Exclusive access to Club Mambourin
- Created with expertise by the world class Frasers Property Group and with a 6-star sustainability rating
- Boasting almost 6 hectares of open spaces, with 7km of walking trails and cycling paths
- Scheduled for completion in Q4 this year and just a short walk away, the exciting upcoming Mambourin Marketplace, featuring a Coles supermarket, welcoming cafés, a variety of dining options, and a medical precinct, will offer exceptional convenience and everyday living.

The Point of Interest

Nestled within the thriving Mambourin Estate and surrounded by lush parklands and peaceful wetlands, this vacant block presents an outstanding opportunity to build your dream home and embrace the lifestyle you've always desired. Experience tranquil natural settings alongside community-focused amenities, including scenic walking trails, family-friendly playgrounds, and the pristine Mambourin Wetlands. Enjoy exclusive access to Club Mambourin, featuring a lap pool, kids pool, fully equipped gymnasium, multi-sports court, function room and café. An array of established amenities, such as Wyndham Vale Shopping Centre, Werribee City Centre, and Pacific Werribee, are just moments away.

Commuting is seamless with Wyndham Vale Train Station offering quick access to Melbourne's CBD and well-serviced bus routes connecting surrounding suburbs. Future infrastructure includes the proposed Mambourin Train Station, providing direct links to Melbourne and Geelong, conveniently within a 5-minute walk, bike ride, or bus trip from every Mambourin home. With everything you need either at your doorstep or just a short distance away, this location truly delivers lifestyle, accessibility, and exceptional convenience.

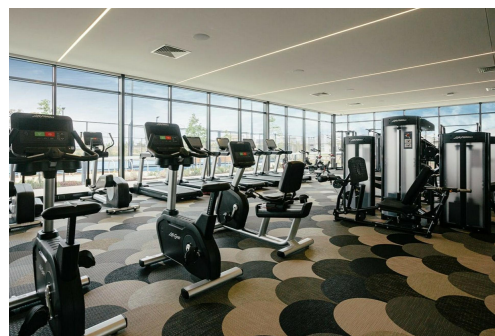
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 11/06/2025.

More About this Property

Property ID	2GPTHGH
Property Type	Residential
Land Area	400 m2

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