



17 Tolkien Drive, Mambourin

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## Modern Comfort in the Heart of Mambourin! APPLICATIONS NOW OPEN

**FOR RENT**  
\$410 Per Week

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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### The Property

Welcome to 17 Tolkien Drive, Mambourin, VIC 3024. This single-storey home with an attractive brick facade offers comfortable and low-maintenance living, featuring three bedrooms, two bathrooms, and a well-designed layout suited to modern lifestyles. Perfectly positioned in the growing Mambourin community, the property enjoys convenient access to local amenities, parks, schools, and transport links.

### The Point of Difference

- The home offers three well-sized bedrooms, including a main bedroom complete with a private ensuite and walk-in robe, while the remaining bedrooms are fitted with built-in robes and serviced by a central bathroom, creating a comfortable and functional accommodation layout suitable for families, guests, or shared living arrangements.
- The kitchen is equipped with quality stainless steel appliances including an oven and cooktop, complemented by a practical pantry, overhead cabinetry, and a casual bench space ideal for meal preparation and informal dining, all positioned to overlook the

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- adjoining living area for everyday convenience.
- The central living room is thoughtfully designed to adjoin the kitchen, creating a cohesive open plan environment that encourages connection and ease of living, offering a welcoming space for relaxing, dining, or entertaining with family and friends.
  - Outdoor enjoyment is supported by a low-maintenance setting, providing a simple yet functional space that can be easily adapted for casual entertaining or relaxation, with enough room to enjoy fresh air without the burden of extensive upkeep.
  - The front and backyard are both designed for low-maintenance living, featuring neat landscaping that enhances street appeal while offering practicality for busy households, ensuring more time can be spent enjoying the home rather than maintaining it.
  - The property is further enhanced by its modern brick facade, contributing to both durability and timeless street appeal, while the efficient use of space throughout the home ensures a comfortable and practical lifestyle for occupants.

#### The Point of Interest

Positioned within the rapidly developing suburb of Mambourin, this home offers exceptional convenience and lifestyle appeal, with easy access to local parks, walking trails, and future community infrastructure. Residents will appreciate proximity to Wyndham Vale and Werribee amenities, including shopping centres, cafes, and public transport options such as Wyndham Vale Train Station. According to the Victorian Government's Find My School website, the property is currently zoned for Mambourin Primary School and Manor Lakes P—12 College, making it an attractive option for families seeking quality education opportunities. With continued growth in the area and strong community development, this location presents both immediate lifestyle benefits and long-term investment potential.

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](http://www.findmyschool.vic.gov.au) as of 09/04/2026. Identification is required on entry to all private and public inspections.

#### MORE DETAILS

Property ID                      2JD4HGH  
Property Type                    House

#### **Dema Haddad 03 9975 7089**

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