



9 Moggs Road, Mambourin

4 2 2

Spacious Two-Level Living with Four Separate Living Zones! APPLICATIONS NOW OPEN

The Property
Welcome to 9 Moggs Road, Mambourin - a modern, near-new four-bedroom family home offering generous space, contemporary comfort and versatile living across two levels. Thoughtfully designed to suit the needs of growing families, the home features a spacious master suite, multiple living areas and a well-appointed kitchen. Positioned within the thriving Mambourin community, it presents an excellent opportunity to enjoy modern family living with convenient access to local amenities, schools and recreational facilities.

The Point of Difference
- The spacious master bedroom provides a private retreat, complete with a generous walk-in robe and a well-appointed ensuite.
- The contemporary kitchen is designed for everyday practicality, featuring an oven, cooktop, dishwasher, ample overhead cabinetry, a spacious walk-in pantry and a dedicated bench area for meal preparation and casual dining.
- Enjoy exceptional flexibility with four distinct living zones, including a formal lounge, an open-plan living and dining area, and a

FOR RENT
Please Call

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Interested parties must rely solely on their own enquiries.

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separate upstairs rumpus room - ideal for families seeking space to relax, entertain and unwind.
- The alfresco area seamlessly extends the living space outdoors, creating the perfect setting for weekend barbecues, family gatherings or relaxed outdoor dining.
- The landscaped backyard offers a low-maintenance outdoor environment, with plenty of room for children to play, entertain guests or enjoy a little gardening.
- Further features include a double garage with internal access, ducted heating throughout, evaporative cooling for year-round comfort and quality finishes throughout.

The Point of Interest
Situated in the growing suburb of Mambourin, this home combines a relaxed suburban lifestyle with convenient access to essential amenities. Aspire Early Education & Kindergarten Mambourin is nearby, while the property is zoned for Manor Lakes P—12 College, offering a comprehensive education pathway for school-aged children. Residents can also enjoy access to nearby shopping centres, parks, recreational facilities, and public transport options, making everyday living both convenient and comfortable. With the surrounding area continuing to develop, Mambourin offers an appealing setting for families looking to establish themselves in Melbourne's growing west.

Note: All stated dimensions are approximate only. The particulars provided are for general information purposes and do not constitute any representation on the part of the vendor or agent. School zoning information is based on www.findmyschool.vic.gov.au as at 13 October 2026 and should be independently verified. Identification is required upon entry to all private and public inspections.

MORE DETAILS

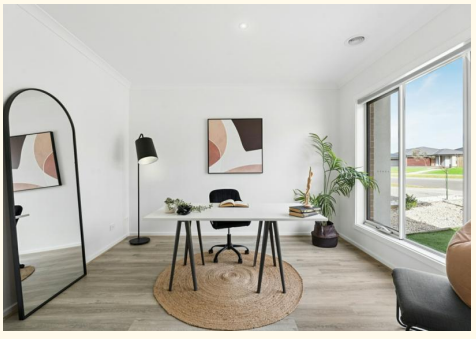
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Property Type	House







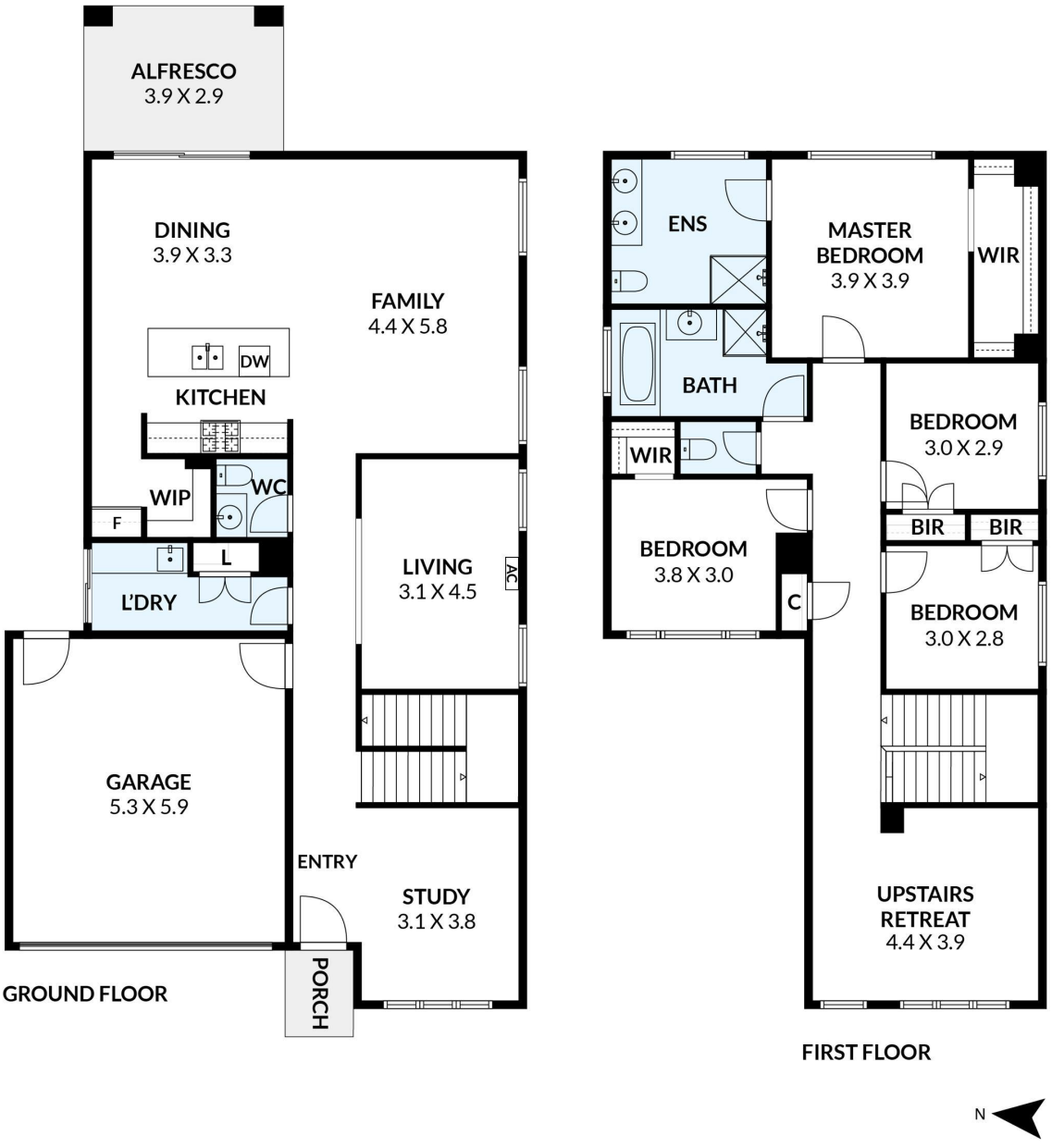




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