



1/13 Mambourin Street, Werribee

## An Exciting Renovation Opportunity Awaits

### The Property

Welcome to 1/13 Mambourin Street, Werribee. A true renovator's delight, this three-bedroom unit presents an outstanding opportunity for buyers seeking a genuine renovation project with scope and future potential. Offering light-filled living and a practical layout, the home provides a solid foundation for those ready to undertake a full renovation and complete the home to their own vision. With generous spaces and a floorplan that allows you to shape each area to suit your needs, this property is ideally located close to the Werribee River, walking tracks, schools, public transport and key local amenities.

### The Point of Difference

- Comprising three bedrooms
- Easy access to the main bathroom and separate toilet for added convenience
- Light-filled lounge room with generous proportions and timber flooring
- Open-plan flow between the main living zone and adjoining kitchen area
- Kitchen area presenting an opportunity to renovate and redesign
- Undercover carport providing convenient vehicle accommodation

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### FOR SALE

\$345,000

### VIEW

Sat 12th Sep @ 12:00PM - 12:30PM

### AGENTS

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### AGENCY

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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.



- Small front yard / outdoor area with established greenery
- Features include a split system unit in the living area.

#### The Point of Interest

Enjoy the lifestyle benefits of being close to the Werribee River precinct and nearby walking trails, ideal for morning walks and relaxed weekend outings. Central Werribee is within easy reach for shopping, cafés, dining options and everyday services, while nearby public transport supports convenient commuting. Families will appreciate the school zoning to Manorvale Primary School and Wyndham Central Secondary College. With local parks, community facilities and recreation options such as Eagle Stadium close by, this is a well-positioned address that combines lifestyle, convenience and excellent accessibility.

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 10/09/26.

#### MORE DETAILS

Property ID 2J3YHGH  
Property Type Unit

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