



2/13 Mambourin Street, Werribee

Renovator's Delight - An Incredible Project Opportunity

The Property

Welcome to 2/13 Mambourin Street, Werribee. An exciting renovator's opportunity, this two-bedroom unit is perfect for buyers searching for their next project. Featuring light-filled living and a functional 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 space and a floorplan that lends itself to renovation, this property offers excellent scope to shape and personalise throughout, conveniently positioned close to the Werribee River, walking tracks, schools, public transport and key local amenities.

The Point of Difference

- Comprising two bedrooms
- Easy access to the main bathroom and separate toilet for added convenience
- Light-filled lounge room creating a welcoming living space
- Open-plan flow between the main living zone and adjoining kitchen area
- Kitchen area presenting an opportunity to renovate and redesign
- Small front yard / outdoor area with established greenery

2 1 1

FOR SALE

\$235,000

VIEW

Sat 19th Sep @ 10:00AM - 10:30AM

AGENTS

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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.



- Features include a split system unit in the living area
- Carport parking for one vehicle

The Point of Interest

Enjoy a superb lifestyle close to the Werribee River precinct and nearby walking trails, perfect for outdoor enjoyment and weekend leisure. 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 location that delivers outstanding lifestyle appeal and everyday 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 10/09/26.

MORE DETAILS

Property ID 2J42HGH
Property Type Unit

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