







3/13 Mambourin Street, Werribee

Rewarding Renovation Project in a Prime Setting

The Property
Welcome to 3/13 Mambourin Street, Werribee. A standout renovator's opportunity, this two-bedroom unit is perfectly suited to buyers seeking a genuine renovation project with strong future potential. Offering light-filled living and a well-considered layout, the home provides a solid foundation for those ready to undertake a renovation and complete the home as you envision. With generous space and a floor plan that allows you to bring your ideas to life, this property presents an exciting prospect to create something truly special. Positioned close to the Werribee River, walking tracks, schools, public transport and key local amenities, the location further enhances this compelling opportunity.

The Point of Difference
- Comprising two bedrooms
- Easy access to the main bathroom and separate toilet for added convenience
- Light-filled lounge room offering an inviting living space
- Open-plan flow between the main living zone and adjoining kitchen area
- Kitchen area presenting an opportunity to renovate and redesign

2 1 0

FOR SALE
$245,000

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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.

LJ Hooker

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

The Point of Interest
Embrace the convenience of a location near the Werribee River precinct and popular walking tracks, offering easy access to outdoor recreation and daily amenities. Central Werribee is within easy reach for shopping, cafés and essential services, supported by nearby public transport for commuting. School zoning to Manorvale Primary School and Wyndham Central Secondary College further enhances appeal, with local parks, community facilities and Eagle Stadium nearby, creating a location that delivers excellent 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

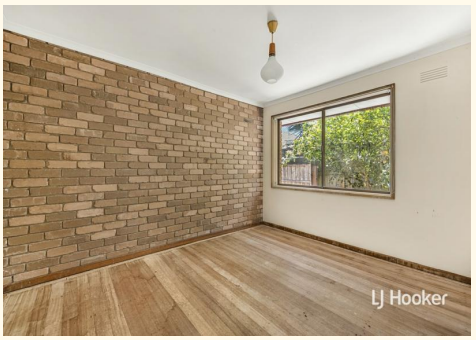
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Property Type	Unit

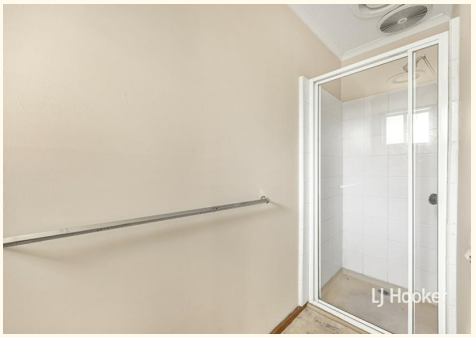
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