

**10 Bentons Way, Armstrong Creek, Vic 3217**

**House For Sale**

Saturday, 17 February 2024

**Armstrong**  
REAL ESTATE

10 Bentons Way, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 286 m2**

**Type: House**



Sam McLachlan  
0414676470



Jayden McHenry  
0417161107

## \$559,000 - \$599,000

Immerse yourself in the epitome of low-maintenance living with this immaculate residence, positioned perfectly to offer everything you need and more. From the spacious backyard to the beautifully upgraded kitchen, every element has been crafted for your comfort and enjoyment. Neat as a pin, this home boasts effortless maintenance and pristine upkeep, ensuring a hassle-free lifestyle where you can focus on what truly matters. Step into the spacious backyard featuring an exposed 'eco' decked alfresco, perfectly complemented by its north-facing orientation. Positioned on a west corner, it welcomes natural sunlight year-round, creating a sense of warmth and privacy. Prepare to be delighted by the nicely upgraded kitchen, adorned with 20mm stone benchtops and quality 900mm built-in Westinghouse appliances, including a Bosch Dishwasher. The functional and spacious open-plan living seamlessly flows out to the entertaining area, making it perfect for gatherings and relaxation. Enjoy the tranquility of your spacious master suite, where an abundance of natural light creates a serene atmosphere. This home exudes a well-maintained and cared-for feel, reflecting the pride of ownership. Nestled in an excellent location close to green ovals, schools, and within walking distance to the vibrant Warralily Village, this residence offers the ultimate in convenience and community living. This opportunity is not to be missed!

**Kitchen:** 20mm stone bench top, 900mm built in Westinghouse Appliances, overhead cabinetry, built in pantry, large fridge cavity, microwave cavity, Bosch dishwasher, downlights, double bowl sink, powerpoints timber laminate.

**Living:** Split system air conditioning, timber laminate, downlights, ducted heating, sliding doors to outdoor alfresco, fly screen.

**Master:** Split system air conditioning, walk in robe, feature windows, roller blinds, curtains, powerpoints.

**Ensuite:** Semi frameless shower, open toilet, roller blinds, tiled shower, single vanity with ample storage

**Main Bathroom:** Semi-frameless shower, tiled shower base, single vanity with ample storage, bath.

**Additional Bedrooms:** Carpet, powerpoints, vinyl sliding robes, window, roller blinds.

**Outside:** Eco deck, grass, planter beds, side access, north and west facing orientation, fence extenders.

**Mod cons:** Security door, security cameras, walk in linen, laundry and trough, double garage with internal access, timber laminate, ducted heating, air conditioning.

**Ideal for:** Couples, Downsizers, Families, First home buyers and Investors.

**Close-by local facilities:** Local parks and playgrounds, nearby walking tracks, existing and future wetlands, easy access to Barwon Heads Road, The Warralily Village Shopping Centre, Armstrong Creek Community Hub, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, 15min to Geelong CBD, 10min to Barwon Heads & 13th Beach.

**\*\* PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS \*\*\***

All information offered by Armstrong Real Estate is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Armstrong Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.