

103 Iris Loop, Armstrong Creek, Vic 3217

House For Sale

Thursday, 4 January 2024

103 Iris Loop, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 444 m2

Type: House



Teegan Edwards
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Jayden McHenry
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\$650,000- \$690,000

Perfect location and modern functionality, look no further for the ideal family home. Nestled in a peaceful pocket of Warralily Coast Estate, step through this contemporary four-bedroom home that boasts luxury and comfort with eye catching detail throughout. Complete with neat upgrades such as stone bench tops, downlights, and overall functionality. Take full advantage of the open plan layout - flowing graciously from the stylish interiors, to the concreted outdoor area accompanied by landscaped gardens. Encapsulating the ultimate balance of a coastal, rural and city lifestyle - enjoy a short drive from both the Geelong CBD and Victoria's famous Surf Coast beaches, whilst having all the necessary amenities on your doorstep: walking tracks, schools, sporting ovals, shopping, Geelong ring road and more! Kitchen- 40mm stone benchtops, island bench with breakfast bar overhang, downlights, double stainless steel sink, chrome fittings and fixtures, coastal wooden overhead cabinetry, 900mm gas cooktop, oven & range hood, dishwasher, feature tile splash back, generous walk in pantry Living- open plan adjoining living/dining/kitchen, downlights, ducted heating & split system cooling, sliding doors open from open living/dining to concreted outdoor area creating a natural indoor-outdoor flow, roller blinds, natural light-filled space Master suite- carpet flooring, windows with roller blinds & curtains and highlight window, ducted heating, ceiling fan with light, walk in robe Ensuite- fitted vanity with stone benchtop and tile splashback, tiles, semi-frameless shower with shower head & toilet Additional bedrooms- carpet flooring, ducted heating, roller blinds, built in robes, ceiling fan with light Second living- carpet flooring, large window with roller blind, ducted heating Main bathroom- fitted vanity with stone benchtop and tile splashback, bath, semi-frameless shower, window with blinds & separate toilet Outdoor- concreted under cover outdoor area flowing from main living, landscaped front and backyard, grass, garden bed, single side gate access, brush panel fencing along side of the home Mod cons- Laundry with trough & external access, built in linen, double lock up garage with internal & side house access, ducted heating throughout, split system in main kitchen/living/dining, neutral colour palette, naturally light-filled home, outdoor undercover area, single side gate access Ideal for- Families, first home buyers & investors Close by local facilities- Armstrong Creek Town Centre, Warralily Village Shopping Centre, Marshall Train Station, Geelong Lutheran College, Iona College, Armstrong Creek School, Busy Bees Child Care, Geelong ring road, Geelong CBD, Barwon Heads, Torquay, Waurin Ponds Shopping Centre*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. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS*