

104 Warralily Boulevard, Armstrong Creek, Vic 3217 **Armstrong**
REAL ESTATE

House For Sale

Friday, 24 May 2024

104 Warralily Boulevard, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: House



Ben Wallis
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Jayden McHenry
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\$590,000-\$640,000

Presenting an opportunity not to be missed. This home offers a contemporary yet low maintenance lifestyle. Suitable for growing families, first home buyers and downsizers alike. Additionally, the property is an ideal investment option for those looking to build their portfolio with functionality and comfort throughout. Comprising of 3 bedrooms, 2 bathrooms and a spacious open plan living that flows graciously to the paved outdoor area. With a North-facing backyard for that midday glow you can ease seamlessly into the Warralilly way of life. A lifestyle of leisure and convenience awaits you in this sought after family-friendly area with easy access to all amenities, recreation and educational facilities. Kitchen: pendant lights, generous built in pantry, horizontal glass splash back with 900mm appliances, chrome fittings, overhead cabinetry and pot drawers, extensive bench with great preparation space. Living: open plan adjoining living/dining/kitchen, timber laminate flooring throughout, ducted heating, roller blinds, split system cooling, sliding doors to outdoor area fitted with flyscreen. Master Bedroom: carpet, curtains, ceiling fan with light, walk in robe, ducted heating. Ensuite: Semi frameless shower, tiled, handheld shower head, vanity with basin and storage, mirror splash back, open toilet. Additional two bedrooms: carpeted, ducted heating, roller blinds, sliding wardrobes, ceiling fan with light. Main bathroom: single vanity and basin, semi-frameless shower with handheld shower head, chrome fittings, tile splash back, bath. Outdoor: Paved outdoor area, low maintenance yard, grass, gravel, developed garden with privacy from established tree line, painted fences. Mod cons: Ducted heating throughout, split system cooling, double car lockup garage with internal and external access, timber laminate flooring, outdoor area, pendant lighting, ceiling fans in all bedrooms, laundry with sink and linen storage/cupboard. Close by local facilities: Armstrong Creek Primary School, St Catherine of Siena Primary School, Elements Child Care Centre, Warralilly Shopping Village, Armstrong Creek walking tracks, Horseshoe Bend access, Torquay Highway, Marshall Train Station, Armstrong Creek Town Centre and Waurin Ponds Shopping Centre. Ideal for: First homebuyers, growing families, investors, downsizers. *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.