

# 11 Avocet Way, Armstrong Creek, Vic 3217



## House For Sale

Wednesday, 15 May 2024

11 Avocet Way, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 263 m<sup>2</sup>

Type: House



Egle Skridulis  
0352232040



David McGuinness  
0352232040

**\$550,000 - \$580,000**

Nestled within ever-popular Armstrong Creek and with just a year under its belt, this home offers unbeatable value and convenience. Perfectly designed for those looking to enter the property market, downsize or looking for an outstanding investment opportunity. This cosy retreat offers a comfortable master bedroom with a walk-in robe and ensuite, along with three more bedrooms with built-in robes. The open-plan kitchen, living and dining area is filled with natural light and opens onto a north-facing low-maintenance courtyard, providing a warm atmosphere for everyday living. The second living area at the front of the house adds a touch of flexibility and is ideal for unwinding after a long day, or could be used as an optional study. The kitchen, though compact, is well-equipped with BELINI stainless steel appliances, encouraging satisfying culinary endeavours. Enjoy the convenience of a central bathroom featuring a separate shower and bath, catering to practical needs with a touch of modest luxury. With reverse cycle heating and cooling as well as ducted heating throughout, you'll stay comfortable throughout the seasons without fuss or frills. The double garage features Epoxy flooring for upgraded functionality and appearance. Within a short distance, you'll find the Warralily Shopping Precinct, local schools, childcare centres and public transport, making everyday life a breeze. The area also boasts beautiful parklands, walking tracks and a variety of playgrounds, ensuring there's something to enjoy for the whole family. Plus, with the Surf Coast, the charming town of Barwon Heads and the bustling city of Geelong just a short drive away, this location is perfect for those seeking a lifestyle change.

- Two separate living areas for added flexibility-
- Master bedroom with ensuite and walk-in robe-
- Three additional bedrooms all with built-in robes-
- Kitchen complete with SALINI gas stove, electric oven and a dishwasher-
- Separate toilet for added convenience-
- Ducted heating throughout and S/S air conditioning to living/dining area-
- North-facing low-maintenance courtyard-
- Double remote car garage features Epoxy flooring and internal access-
- Currently tenanted at \$460 per week-
- Just a short drive to the Surf Coast, Barwon Heads and Geelong CBD-
- Close to Warralily Shopping Precinct, cafes, schools and parks