

# 11 Maroubra Street, Armstrong Creek, Vic 3217

## House For Sale

Friday, 29 March 2024



11 Maroubra Street, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 552 m2

Type: House



Nathan Brown



Mitchell Falzon

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**\$870,000-\$930,000**

The Geelong Agency is proud to represent a home of such quality. 11 Maroubra Street, Armstrong Creek will stand out for all the right reasons from the moment you first lay eyes on it. The striking facade is beautifully appointed, and this level of quality continues throughout the home. Entering the home, you're met with a spacious entry foyer alongside the fourth bedroom, home office or extra living space depending on your families' requirements. Continuing through the home, your eyes will immediately be drawn to the spacious living/lounge, this area is the perfect spot to rug up, pour a glass of red and enjoy your favourite movie or book by the cosy gas log fire. The kitchen is all class and highly functional with stone benchtops, undermount sink, built-in waste compartment, soft close cabinetry, overhead pendant lighting, 5 burner gas cooktop and 900mm electric oven, dishwasher and a large WIP. The master bedroom is generous in size, featuring his & her walk-through robe and a tastefully finished ensuite with floor to ceiling tiles, oversized shower with ceiling mounted rainfall shower head, accented tapware and double vanity. This room overlooks your outdoor entertainment area and landscaped gardens. In the family bedroom wing, you will find x2 double bedrooms both with large BIR's. The central family bathroom boasts quality with built-in bath, oversized walk-in shower, floor to ceiling tiles and separate powder room. Dual glass stacker doors open out to the undercover alfresco and firepit area. With mature perimeter hedging, this private and secure yard is ideal for the growing family or man's best friend. Other important features to mention: • 2.7m ceilings throughout • Ducted heating & cooling throughout • Double glazed windows • Remote double garage • Garden shed • Fully fenced & landscaped • Plantation shutters in facade windows Situated in one of the best streets in Armstrong Creek, this established neighbourhood is surrounded by exquisite homes with a community feel. The golden beaches of Torquay and Geelong's thriving CBD is just 12-15 minutes from your doorstep. Armstrong Creek's Shopping Precinct literally around the corner, the highly desirable recreational parks and bike/walking tracks metres away and a plethora of Schools for all ages. The Geelong Agency welcomes you home. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.