

**12 Neville Drive, Armstrong Creek, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Wednesday, 6 March 2024

12 Neville Drive, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sam Parsons  
0352416968



Hayley Clark  
0405668797

**\$700,000 - \$740,000**

Welcome home to this gem in Armstrong Creek! This immaculate 4-bedroom, 2-bathroom residence has been designed with layout and orientation in mind, situated on a coveted corner block and boasting a host of custom features that will leave you in awe. Large windows, a contemporary colour scheme, and a low maintenance front yard with mature silver birch tree make for a welcoming street appeal and set the tone for what is to come. Upon entering, you'll be greeted by an abundance of natural light and a sense of warmth that permeates throughout the home. A thoughtful and practical layout has the kitchen and living areas on the north side of the home, ensuring a bright and warm home all day long. The spacious layout offers ample room for relaxation and entertaining, with two separate living areas providing versatility for your lifestyle needs. The open plan kitchen features, 20mm stone bench tops, stainless steel Fisher & Paykel appliances, ample storage and feature pendant lighting. The master suite, complete with walk in robe and ensuite bathroom with extra width shower provides a private sanctuary for rest and relaxation. Three additional well-appointed bedrooms offer comfort and privacy for the entire family. Step outside and discover your own private oasis, featuring a large custom Stratco deck and large custom pergola that beckon you to unwind and enjoy the outdoors in style. An extra wide side yard and spacious backyard ensure this outdoor space is sure to become your favourite spot, with room for pets, play and entertaining. Features - High 2590mm ceilings - Ducted heating and cooling - Downlights throughout - Double roller blinds (sheer and block out) throughout - Custom Stratco pergola and decking (with permits) - Fisher & Paykel appliances. Located in the highly sought-after Warralily Coastside estate in Armstrong Creek, this home offers the perfect combination of convenience and tranquility. Both T Park and Mirambeena Park are a few minutes' walk, with local daycare, St Catherine of Sienna P.S and the Armstrong Creek town just a moments' drive away. Don't miss out on the opportunity to make this your forever home. Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.