

**12 Rockingham Street, Armstrong Creek, Vic 3217**



**House For Sale**

Wednesday, 27 March 2024

12 Rockingham Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Kade Camilleri  
0352827777



Roger Pedretti  
0408886568

**\$679,000-\$739,000**

A generously sized family home, established gardens and sought after Warralily Estate, with 4 spacious bedrooms featuring built-in robes, including a master retreat complete with an ensuite and walk-in robe, comfort and convenience are guaranteed. This very family friendly suburb will tick all the boxes with multiple schooling & daycare options, endless green spaces, under 5 mins to The Village Warralily Shopping Centre, 15 mins to Waurm Ponds Shopping Centre, 20 mins to Geelong and under 15 mins to Torquay's amazing beaches. The heart of this home is its open plan kitchen, dining, and living area, with a huge walk-in pantry, and a 900mm cooktop and oven - perfect for family meal times and entertaining. Stay comfortable year-round with ducted heating, split-system cooling, and multiple ceiling fans throughout. A 2.5 kW solar system is also fitted, bringing down those electricity bills. Offering versatility, this residence provides not one, but two living areas, plus a third space ideal for a large study or additional leisure space. The double garage with internal access and mudroom, coupled with drive-through access, ensures ease of living and ample storage options. Step outside to discover a sprawling concreted entertaining area, seamlessly flowing into a lush grassed backyard complete with a garden shed, promising endless opportunities for outdoor enjoyment all sitting on approx. 512sqm. Currently tenanted until August 2024 at \$510pw. Don't miss your chance to call this exceptional property home!