

# 12 Ungud Way, Armstrong Creek, Vic 3217



## House For Sale

Monday, 3 June 2024

12 Ungud Way, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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**\$825,000 - \$850,000**

What a great opportunity to be part of the Armstrong Creek's Life Style and you will be impressed by what this lovely family home offers. This brand new property presents a great option for growing families or someone looking to make a move into the property market. This astonishing home ticks all the boxes of any buyer and is a perfect place to create wonderful memories! Ample lighting fills this space from every angle to create a warm nostalgia-filled home. Into the back is a low maintenance spacious yard, to enjoy a bbq, party or both on a summer's day. It is a charming home with simple luxuries within and out of it, perfect for the next homeowners to fill it with memories. Claiming a prized location in Armstrong Creek and on a considerable approx. 400 sqm block, this immaculate brand new house offers an exciting opportunity to the market. Beautifully presented across a spacious single level, it boasts charming Art Deco interiors bathed in sunshine, while the outdoors enjoys idyllic backyard entertaining and a sweeping level lawn for all to enjoy. A serene yet wonderfully central address is moments to parks, excellent schools, city transport and Armstrong Creek's buzzing lifestyle. Key Features : • 400 sqm land, 25.5 Sq house • Hybrid Floor Coverings Throughout • 2340 High and Designer doors • Premium Range Tap ware ( Black ) • 2700mm Ceilings • Exposed Concrete Driveway • Refrigerated Cooling and heating • 900mm premium range Appliances including Dishwasher • Eaves at Front • Blinds to openable Windows. • Sheer curtains in living areas • Feature bulkhead in Kitchen • TV Unit Bulkhead in Family area • Feature wall with buffet in dining area • Remote control garage door • Floor to ceiling Porcelain tiles in both bathrooms • Brick infill above all windows & doors • Raised Porch Facade • LED lights Throughout • Intercom • Security Alarm • Integrated Microwave • 40mm Stone everywhere including laundry • 40mm stone with waterfall on island benchtop • Square set ceiling in main Area • Exposed Concrete ( driveway, side and back concrete ) • Front and back Artificial turf • Landscaping • Letter Box • And many more... Don't wait and miss ..! call or text now to book your private inspection. Photo ID must be presented upon all open & private inspections. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.