

127 Bramley Avenue, Charlemont, Vic 3217

House For Sale

Saturday, 11 November 2023

Armstrong
REAL ESTATE

127 Bramley Avenue, Charlemont, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$695,000 - \$745,000

Discover the epitome of modern living in this spacious 4-bedroom, 2-living home nestled in the heart of the thriving suburb of Charlemont. Embrace a lifestyle of comfort, convenience, and community in this enchanting residence that ticks all the boxes for your family's perfect abode. With 4 spacious bedrooms, there's ample room for everyone to have their private sanctuary. Plus, the two living areas provide the perfect setting for family gatherings, entertaining friends, or simply unwinding after a long day. This home effortlessly blends openness and privacy, ensuring each family member finds their place to thrive. In an envious location this home is sure to be the one for you being located only just around the corner from future schools and shopping centres as well as a short drive from the surf coast and Geelong's CBD.

Kitchen/Living: 20mm stone bench tops, bench with breakfast bar overhang, tile splashback, 900 mm appliances 5 burner stove with rangehood, large pantry with ample storage, timber laminate flooring, double sink, pot draws, ducted heating, sliding doors through to the deck and out to entertainment area.

Master bedroom: Carpet, located towards the front of the house, walk in robes, roller blinds, ducted heating, ensuite with single basin, vanity with mirror splashback, semi frameless shower with niche, toilet, blinds

Second living room: spacious, carpet, large windows with roller blinds & sheers, ducted heating

Main bathroom: Bath, semi frameless shower with niche, single vanity and basin with mirror splash back, separate toilet.

Additional Bedrooms: Carpet, windows with roller blinds, built in robes, ducted heating

Outdoor: decked area that extends across the rear of the house with separate decked area from side of main living, grass, well maintained front yards, single side gate access.

Mod Cons: Ducted heating, laundry with trough, linen press, double car lock up garage with access to the backyard, well maintained lawns, NBN

Ideal for: Growing families, First Home Buyers, Investors, Upsizers, Downsizers, Couples

Close by local facilities: The Village Warralily, Armstrong Creek Town Centre, Iona College, Grovedale East kindergarten, Armstrong Creek School, Oberon High School, Proposed sporting grounds and schools, Marshall Train station (approx. 5 min drive), local parks and walking tracks, Access to Barwon Heads Rd, Geelong CBD short drive away

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