

# 13 Avalon Walk, Armstrong Creek, Vic 3217

## House For Sale

Saturday, 13 April 2024

13 Avalon Walk, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 150 m2**

**Type: House**



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**\$530,000 - \$570,000**

Located in a private pocket of Armstrong Creek is this stylish family townhome which caters to all the essentials and luxuries for any family. Boasting two living areas, a private outdoor entertainment space, delightful master suite with a spacious walk-in robe and gorgeous ensuite, as well as two additional bedrooms each equipped with built-in wardrobes, ensuring all year comfort for the entire family the home is fitted with wall mounted heaters on both levels. The stylish kitchen features 20mm stone benchtops with timeless cabinetry, complete with a built-in pantry for ample storage. The seamless connection between the kitchen/dining/living area and the private outdoor entertainment space makes this home an ideal venue for hosting family and friends. Positioned in a superb and convenient location near Warralily Shopping Centre, St Catherine's Primary School, parks, and educational centers, it provides easy access to Geelong, Bellarine Peninsula, and the entire Surf Coast. Embrace a lifestyle like no other in this fantastic locale.

**Kitchen** - Open plan kitchen, 20mm stone benchtops with breakfast bar overhang to front bench, double basin sink, chrome fittings, downlights, power points throughout, semi-integrated 600mm oven, stovetop and rangehood, built-in pantry, marble finish splashback and timber laminate flooring.

**Dining** - open plan kitchen/dining area with plenty of natural light and glass sliding doors through to the outdoor living space, downlights, wall mounted heating, timber laminate flooring.

**Main Living** - Located at the rear of the home in conjunction with the kitchen and dining, timber laminate flooring, roller blinds, wall mounted heating.

**Additional Living Spaces** - Located at the front of the home, the area offers a functional space with a range of uses. Windows with roller blinds, powerpoints throughout, downlights and timber laminate flooring. Study nook at the top of the staircase with built in desk and overhead cabinetry.

**Master Suite** - Generously sized and located on the upper level, the bedroom showcases North-East facing windows with roller blinds as well as a large walk-in robe and ensuite. Carpeted, windows with day and night roller blinds, down lights, ceiling fan, wall mounted heater. Ensuite - Large shower with wall mounted showerhead, floor to ceiling tiles, single sink and 20mm stone benchtop vanity with ample storage, toilet, large mirror splashback and chrome fittings.

**Additional bedrooms** - two additional bedrooms located on the upper level. Each carpeted, with built-in robes, windows with roller blinds, Main Bathroom - Shower, raised bath, single sink and 20mm stone benchtop vanity with ample storage and chrome fittings.

**Outdoor** - The indoor flows perfectly to the great size and low maintenance outdoor entertainment space. Stylish and modern façade with well-maintained front yard and established plants.

**Mod cons:** Modern, upgraded and semi-integrated appliances, 20mm benchtops throughout the home. European laundry with trough and ample storage, built-in linen cupboard. Downlights, wall mounted heaters on both levels and skylight to the upper level. Double car garage with direct access to rear yard, and low maintenance front yard with mature gardens.

**Ideal for:** Growing families, downsizers, investors and first home buyers.

**Close by local facilities:** Local Parks and Playgrounds, Nearby Walking Tracks, Existing and Future Wetlands, Easy Access to Barwon Heads Road, The Warralily Village, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, Bellarine Peninsula and the Geelong CBD.\*All information offered by Armstrong Real Estate is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Armstrong Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.