

13 Bolton Street, Armstrong Creek, Vic 3217



House For Sale

Thursday, 30 May 2024

13 Bolton Street, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Maleena Nguyen



Adam Murphy
0421306247

\$635,000 - \$695,000

Practical, low maintenance and effortless modern day living – this is the one that is sure to tick the boxes. Tucked away in a quiet street yet moments away from the vibrant city hub of Armstrong Creek, this ideal family property is perfectly positioned just moments to Armstrong Creek Town Centre and Warralily Village Shopping precinct. Only a short 10-minute drive to Torquay or Barwon Heads and 15 minutes to Geelong CBD, located in one of Geelong's largest growth corridors with so much more to come, secure now while its' still affordable. Upon entry to the home at the fore is the master suite, generous in size with a fully equipped ensuite with a large shower, double vanity, toilet adjacent to the walk-in robe. Effortless floor plan has you free flowing down the central hallway hosting the 2nd bedroom with built in robes and the first living zone, leading to the heart of the home. Modern open plan kitchen with a large waterfall stone bench top, stainless steel 5 burner gas cook top, electric oven & dishwasher all overlooking the meals and living area. A further 2 bedrooms all host built-in-robes, and serviced by a central family bathroom with shower, bath, vanity with stone bench, separate toilet and laundry with outdoor access completes with rear wing. Stepping outside you will enjoy a private under cover entertaining area that flows out onto the low maintenance yard with plenty of space for the kids and pets. Additional features include:- Ducted Central Heating- Split System Heating and Cooling- Double Garage with internal and external access- Undercover alfresco entertaining area- 400m2 allotment Only a short drive to Armstrong Creek Town Centre, with all major amenities, public transport, schools, medical facilities right at your doorstep. Ready for you to move in and enjoy, or personalise as you please, this is your chance to secure your slice of the Surf Coast.*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.