

**13 Cleary Street, Armstrong Creek, Vic 3217**

**GARTLAND**

**House For Sale**

Wednesday, 15 May 2024

13 Cleary Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 446 m2**

**Type: House**



Lisa Emanuel

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**\$659,000 - \$709,000**

Picture this. A wide block in a beautiful street with a big backyard and North facing open plan living! Perfectly positioned a street away from the Creek near public transport, in a quiet neighbourhood, making this an absolute gem for families who want to prioritise space, peaceful living and convenience. This home offers a flexible design with light filled family living and dining spaces. A gorgeous colour scheme and spacious kitchen with a built in oven, dishwasher and walk in pantry. Offering four generously sized bedrooms including a Master with walk in robe and ensuite. A semi secluded carpeted second living area and an outdoor undercover alfresco leads to a wonderful size yard. This is a delightful offering for a family wanting a near new home featuring 4 bedrooms, 2 living spaces and a large block in a fantastic location. Make this your own! The details include ducted heating, inbuilt oven and tiles splashbacks, lovely carpets and tiled flooring, light a bright paint throughout, air conditioning to the open plan living, roller blinds, built in robes, downlights, landscaped gardens, side gate, grass, undercover alfresco, double garage. Close by local facilities: Warralily Village shopping centre, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Armstrong Creek School, Geelong, Barwon Heads, Torquay, Armstrong Creek Town Centre, Wauron Ponds Shopping Centre. • Light and bright North facing open plan living • Heating and cooling • Near new build • Two living rooms • Quiet low traffic street Potential rent return at \$520 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.