

# 13 Element Circuit, Armstrong Creek, Vic 3217

## House For Sale

Friday, 19 April 2024

13 Element Circuit, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 433 m2**

**Type: House**



Bella Hill  
0352445675



Jayden McHenry  
0417161107

**\$630,000-\$680,000**

Positioned on a generous allotment in the peaceful Sanctuary Estate of Armstrong Creek, this 4 bedroom property offers the ideal combination of comfort and style. Boasting a modern design and a spacious layout, step inside and be greeted by the open-plan living area, which flows seamlessly to an undercover alfresco ideal for indoor/outdoor entertaining. The well-appointed kitchen boasts sleek appliances, stone benchtops and a breakfast bar overhang, complemented by quality finishes throughout the home including downlights, ducted heating & evaporative cooling. Outside, the property features a substantial low-maintenance backyard, perfect for families, pets or hosting outdoor gatherings. Located in the sought-after Armstrong Creek area, this property is close to schools, parks, and shopping centers, ensuring all your daily needs are within easy reach. With its modern features, convenient location, and spacious layout, this home is sure to tick all your boxes.

**Kitchen** - Open plan kitchen, 20mm stone benchtops with breakfast bar overhang, double basin sink, chrome fittings, downlights, power points throughout, stylish semi-integrated oven and stovetop, built-in pantry, glass splashback and tile flooring.

**Dining/Living** - Large open plan kitchen/dining/living area with windows adding natural sunlight, roller blinds, downlights, ducted heating and evaporative cooling, tiled flooring, glass sliding doors through to outdoor undercover alfresco.

**Master Suite** - Located at the front of the home and showcases a large walk-in robe and ensuite. Carpet flooring, windows with dual roller blinds, down lights, ducted heating and evaporative cooling.

**Ensuite** - Shower with tiling and hand-held shower head, basin on single vanity with storage, mirror splashback, chrome fittings, toilet and frosted window with roller blinds.

**Additional bedrooms** - Three bedrooms located at the rear of the home. Each with carpet flooring, built in robes, windows with roller blinds and downlights.

**Main Bathroom** - Shower with tiling and hand-held shower head, bath, basin on single vanity with storage, chrome fittings, mirror splashback and separate toilet.

**Outdoor** - Low maintenance yard with undercover alfresco containing concrete pad, paving along rear of the home, large grassed area, garden beds aligning fence and single side-gate access. Well maintained front yard with established plants.

**Mod cons** - Modern appliances, 20mm stone benchtops in kitchen, built in pantry, laundry with trough and ample storage, built in linen cupboard storage, downlights, ducted heating and evaporative cooling, double car garage, low maintenance yard on a generous block size.

**Ideal for** - Investors, young families, first home buyers.

**Close by local facilities** - Armstrong Creek Town Centre, Warralily Village Shopping Centre, Wauron Ponds Shopping Centre, Marshall Train Station, Wauron Ponds Train Station, Geelong ring road to Melbourne, Geelong Lutheran College, Iona College, Armstrong Creek School, St Catherine of Siena Catholic Primary School, Busy Bees Child Care, Geelong (15 mins), Barwon Heads (15 mins), Torquay (12 mins)\*

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