

**13 Neville Drive, Armstrong Creek, Vic 3217**



**House For Sale**

Wednesday, 6 December 2023

13 Neville Drive, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Mimi Simunic  
0412155100



Maleena Nguyen  
0477785550

**\$749,000 - \$799,000**

Superbly located, this exquisite 2-story home is a rare find that offers the perfect blend of luxury and comfort. Walking distance to Mirambeena park in Warralily Coast, T park grasslands and schooling options. With 4 generous bedrooms and 2.5 bathrooms, this home is perfect for growing families. The master suite provides a walk in robe and an ensuite bathroom featuring dual vanities and a 1500mm shower. The remaining 3 spacious bedrooms with built in robes are serviced by an additional bathroom, within easy reach of the upstairs living area. The ground floor provides open plan living; the seamless flow between the kitchen, dining, and family room. The stylish and contemporary kitchen, complete with stone countertops, stainless steel appliances, dishwasher and 900mm oven, perfect for cooking and entertaining. External access to the decked area, provides another alternative to dining and gatherings, overlooking the backyard, a perfect place for children to play. A further living area and study, complete this substantial internal layout. Additional Features: • Ducted heating and evaporative cooling upstairs • 9" ceilings on ground level • Downlights throughout • Internal garage access • Close to parks and schools Take the opportunity to make 13 Neville Drive your next home. The versatile and impressive design and layout, prime location and modern amenities, makes this the perfect property! Contact us today to make it yours! \*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. \*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.