

131 Ambrosia Drive, Armstrong Creek, Vic 3217



House For Sale

Saturday, 13 April 2024

131 Ambrosia Drive, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Callen Lowther
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Alfritz Toledo
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\$640,000-\$690,000

Nestled within the sought-after Warralily Promenade Estate, this exceptional property boasts a spacious layout with four bedrooms, two living areas, and a convenient double garage. Immaculately maintained, it offers the perfect blend of comfort and functionality. Situated just a stone's throw away from shops, residents enjoy easy access to amenities, while also being within a short 15 - minute drive to the coastal beauty of Torquay and a mere 20 minutes to the vibrant city of Geelong. Nature enthusiasts will delight in the proximity to walking tracks along the nearby creek, offering the ideal backdrop for leisurely strolls and outdoor activities. This property presents a rare opportunity to embrace modern living in a prime location. Kitchen: 40mm stone benchtops throughout, island breakfast bench, 900mm appliances with tile splash back, oven and range hood, double sink, chrome fittings, stainless steel appliances, cupboard pantry fitted with shelves and allocated fridge space, dishwasher, overhead cabinetry, timber laminate flooring. Living: Open plan adjoining living, dining and kitchen, timber laminate flooring, ceiling fan, split system cooling and ducted for heating, down lights, windows with roller blinds, glass sliding door connecting outdoor and indoor area. Second living: Secluded, carpet, down lights, ducted heating, windows with roller blinds. Master bedroom: Carpet flooring, ducted heating, ceiling fan, large windows for all natural light, walk in robe. Ensuite: chrome fittings, mirror splash back over extended double vanity with storage, semi frameless shower, fully tiled shower, toilet. Additional bedrooms: Carpet flooring, ducted heating ceiling fan, built in robes, windows with roller blinds. Main bathroom: Chrome fittings, single vanity, feature mirror, semi frameless shower, fully tiled shower, separate toilet, bath. Outdoor area: Undercover alfresco area, aggregated concrete pad, low maintenance front and back yard. Mod cons: Laundry with trough with external access, linen cupboard, double lock up garage with internal access, down lights and ducted heating throughout, open plan living, dining and kitchen zone keeping all action in one place. Ideal for: First Home Buyer, Young Families, Couples and Investors. Close by local facilities: Local Parks and Playgrounds, Nearby Walking Tracks, Existing and Future Wetlands, Easy Access to Barwon Heads Road, The Village Warralily, Armstrong Creek Town Centre, St Catherine of Sienna, Armstrong Creek School, Oberon High School. Local Parks, walking and bicycle tracks.*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.