

**137 Ambrosia Drive, Armstrong Creek, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Thursday, 11 April 2024

137 Ambrosia Drive, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Haxhi Abedin  
0352416968



Quentin Walker  
0352416968

**\$660,000 - \$700,000**

This stunning residence offers the epitome of modern living, combining spaciousness, comfort, and convenience in one delightful package. With its prime location and impeccable features, this property presents an unparalleled opportunity for investors seeking immediate returns. Nestled on approximately 400m<sup>2</sup> of land and built in approx. 2020, this contemporary home boasts four generously sized bedrooms, two well-appointed bathrooms, and two inviting living areas, ensuring ample space for relaxation and entertainment. Step into the elegant master bedroom, complete with a walk-in robe, ensuite with a single vanity featuring stone benchtops, and corner windows that flood the room with natural light. The family bathroom continues the theme of brightness, featuring a single vanity with stone benchtops. Throughout the home, ducted heating and downlights provide comfort and ambiance. The heart of the home lies in the stylish kitchen, where 40mm stone benchtops complement the 900mm stainless steel appliances, including an oven, cooktop, range hood, and dishwasher. The adjoining family room offers year-round comfort with its split system, catering to both heating and cooling needs. Each of the remaining three bedrooms features built-in robes and ceiling fans, ensuring everyone's comfort. Step outside to the undercover alfresco area, overlooking the east-facing backyard, providing the perfect setting for outdoor gatherings and relaxation. Currently leased until November 2024, this property generates a steady income making it an ideal investment opportunity. With tenants already in place, you can enjoy immediate returns on your investment without delay. Whether you're an astute investor looking to expand your portfolio or seeking a modern family home with the added benefit of rental income, 137 Ambrosia Drive ticks all the boxes. Don't miss out on this rare opportunity to secure a piece of Armstrong Creek's thriving real estate market. Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information