

14-16 Ploughman Place, Armstrong Creek, Vic 3217



Sold House

Saturday, 9 December 2023

14-16 Ploughman Place, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 464 m2

Type: House



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\$680,000

Offering a quiet location and situated only a short walk from an array of schools, community facilities and the Village Warralily Shopping Centre near Barwon Heads Road. This 4 bedroom home has 2 spacious living zones and multiple outdoor spaces for a flexible lifestyle. Lush new carpets and a neat, modern interior will have you feeling right at home! Complimented by climate control measures of ducted heating and evaporative cooling throughout plus fans to bedrooms. This home is also energy efficient with solar panels, providing ease to the cost of living and security with a Bosch security alarm and RACV camera system. With so much value included, this is the perfect investment with extras that attract a high rental return such as cooling that is desirable for Summer. If establishing yourself in the property market, this home will be simple to maintain and provide many creature comforts to ensure an easy living lifestyle.

Kitchen: Upgraded 900mm gas cook top/oven & range hood, built in pantry, dual sink, overhead cabinetry, tile splash backs, chrome fittings, dishwasher, down lights, microwave provision, floorboards

Living/Dining: Spacious open plan, floorboards, down lights, roller blinds, north-facing windows, sliding glass doors opening to an undercover outdoor alfresco/ pergola

Master Suite: Carpet, ceiling fan, roller blinds, walk in robe, TV point, Ensuite; semi frameless shower with niche, mirror, vanity with basin, chrome fittings, separate toilet

Second Living/Theatre: Carpet flooring, semi-secluded, batten light, glass sliding and screen doors to outdoors

Additional Bedrooms: Carpet flooring, built in robes, roller blinds, fans with lights

Main bathroom: Bath, tiling, semi frameless shower with handheld shower head, shower niche, basin and vanity with mirror splash back, frosted window, chrome fittings, separate toilet

Outdoor: Low maintenance landscaping with concrete, artificial turf, rock and garden bed, double gate side access and potential for further shedding, alfresco off the dining area with undercover pergola, garden shed

Mod cons: 3 kw Solar Panel System, Bosch alarm and RAVC camera system, double car garage with internal access, down lights to living spaces, ducted heating throughout, evaporative cooling, glass and screen doors to outside, linen cupboard, laundry, trough sink, storage cupboard, NBN/Opticom access

Ideal for: Families, investors, first home buyers

Close by local facilities: Warralily Village Shopping Centre, Armstrong Creek Primary School, Oberon High School, Armstrong Creek East Community Hub, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Geelong, Barwon Heads, Torquay, Waurn Ponds Shopping Centre