

146 Warralily Boulevard, Armstrong Creek, Vic 3217 **Armstrong**
REAL ESTATE

House For Sale

Thursday, 4 January 2024

146 Warralily Boulevard, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

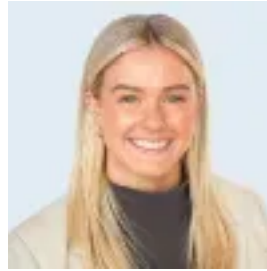
Parkings: 2

Area: 402 m2

Type: House



Luke Wallden
0459709832



Bella Hill
0352445675

\$649,000 - \$709,000

This immaculate home positioned in the most convenient location of Armstrong Creek is one to appreciate from start to finish! Complete with high-end upgrades, finishes and overall functionality. Entering a desirable layout which showcases a relaxing formal lounge area, stunning natural light filled kitchen/dinning area with a never ending bench-space, offset second living, 4 spacious bedrooms & NORTH FACING low maintenance private yard complete with undercover outdoor entertaining area. Complimented by all the upgrades you could ask for. Not only will you love what this home has to offer, you will love all the amenities on your doorstep, such as Warralily Village, St Catherines of Siena Primary School, close-by walking tracks, nature reserves, gyms, sporting ovals, day care centres, Barwon Heads Road, Geelong ring road and more. Kitchen- Timber laminate flooring, 900mm stainless steel, oven/cooktop & rangehood, dishwasher, subway tile splashback, overhead storage, additional power point on island bench, extended bench area for breakfast bar use, raised bench top, downlights, fridge cavity, built in microwave provision, ample power points throughout, cupboard pantry, ample storage throughout. Living- open plan adjoining living, dining & kitchen, timber laminate flooring, ducted heating, split system cooling, down lights, venetian & roller blinds, glass sliding doors open from main living onto side courtyard, access to offset second living space Second living - Recently added fresh carpet, ducted heating, downlights, access to outdoor entertaining area via glass sliding doors, venetian & roller blinds, semi-secluded Master bedroom- carpeted, black-out dual roller blinds, ducted heating, downlights, ample power points, tv point, spacious walk-in wardrobe, Ensuite: Tiled, single vanity with storage, mirror splashback, semi-frameless shower, open toilet, large window with roller blind, chrome fittings Additional bedrooms- carpeted, down lights, ducted heating, roller blinds, built in robes Main bathroom- Tiled, single vanity with storage, large mirror splash-back, roller blinds, bath, shower & separate toilet, chrome fittings Outdoor- low maintenance grass yard, under cover decked outdoor entertaining space adjoining second living area for an indoor-outdoor flow, crushed rock path, established gardens and greenery, Front Yard; Established grass and garden beds with greenery, concrete driveway Mod cons- laundry with trough, external access & double lock up garage with internal access, ducted heating throughout entire home, split system cooling in open living/ dining/ kitchen, carpeted bedrooms, downlights throughout, NBN/Opticomm access, double car lock up garage with remote roller door Ideal for: families, investors, downsizers, retirees, couples 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, Waurm Ponds Shopping Centre *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. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS *