

**15 Burgess Avenue, Armstrong Creek, Vic 3217**

**House For Rent**

Friday, 19 April 2024

15 Burgess Avenue, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**

*Your local &  
loyal agent*

Rental Department  
0352445675

**\$510.00 per week**

Boasting a quiet location and one of the most popular 4 bedroom floor plans with loads of space on offer and lovely natural light. As you step inside you will love the coastal scheme, lightness, beautiful flooring and a tranquil feeling. There are 4 great size bedrooms plus a second living with study nook offers the growing family flexible living to work, rest, study and entertain in different zones. Not to mention both central heating and evaporative cooling! Raised ceilings and spacious dimensions internally turns up the appeal and a modern kitchen with a long stone island bench stands out as you enter the open plan kitchen, living and dining room. A Master bedroom with ensuite and walk in robe is privately positioned at the front of the home, away from the living rooms and minor bedrooms that all feature built in robes and are serviced by a main bathroom with separate toilet, laundry with outdoor access.- Kitchen: Long 20 mm stone Island bench, walk in pantry, microwave niche, dishwasher, 900 mm freestanding oven, glass splash back, double sink, Overhead cabinetry and shelving, Large fridge space, Window, Roller blind- Living and Dining: Large western windows, Down lights, Sliding screen door and sliding glass door to alfresco- Master Bedroom: Walk in robe, ensuite, single sink extended double vanity, shower, toilet, roller blinds, towel rails, walk in robe- Second living: Study nook, roller blinds, carpet- Bedroom 2, 3 and 4: Built in wardrobes, roller blinds, carpet- Main Bathroom: Shower, bath, mirror splashback, towel rail, vanity with single basin, separate toilet- Laundry: Trough, tiles, direct outdoor access, sliding glass door, linen press- Outdoors: Full landscaping, concrete around house, garden beds, single side gate access, undercover alfresco with fan, high quality, professionally installed artificial grass- Mod cons: Tiled roof, down lights throughout, ducted heating, evaporative cooling, raised ceilings, floating floors, neat front and rear landscaping.Location: Positioned in the sought after family friendly area of Warralily Promenade in a quiet street. Convenient to both local Shopping Centres, some of Geelong's best schools, walk to St Catherine of Siena, moments to Torquay and Barwon Heads, 10 minutes to Geelong and 5 minutes to the Ring Road. \*6 MONTH LEASE ONLYNote: All rental payments will be a calendar monthly amount of \$2,217.00. Note: this amount has been rounded to the nearest dollar.Apply via 2Apply by selecting the 'Apply Now' link to have your application processed. To view all available rental properties with Armstrong Real Estate, please go to [www.armstrongrealestate.com.au](http://www.armstrongrealestate.com.au).