

# 16-18 Truffle Circuit, Mount Duneed, Vic 3217

## Sold House

Saturday, 2 March 2024



16-18 Truffle Circuit, Mount Duneed, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 447 m2

Type: House



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**\$710,000**

This newly constructed property offers an exceptional blend of lifestyle enhancement and investment potential. With its attractive street presence and neutral colour palette, this four-bedroom family home showcases a thoughtfully designed single-level floor plan tailored to modern living needs. The heart of the home features a spacious living, dining, and kitchen area adorned with stone benchtops, a 900mm cooktop and oven, and a convenient walk-in pantry. Sliding doors seamlessly connect this space to the outdoor alfresco, perfect for hosting gatherings, while the lush grassed rear and side yard provide a safe and enjoyable area for children and pets. In addition to the primary living area, a second living room adds versatility and functionality to the home. The master bedroom boasts a walk-in robe and ensuite with a stone benchtop, offering comfort and privacy, while a centrally located family bathroom serves the remaining three bedrooms each with built-in wardrobes. Modern comforts such as ducted heating and split system cooling, along with stylish timber flooring further enhance the property's appeal. The double lock-up garage with internal access adds convenience. Situated on a 447m<sup>2</sup> (approx.) allotment, the grounds are fully fenced with landscaped gardens ensuring privacy and aesthetic appeal. Located in the sought-after Warralily Grange Estate of Mount Duneed, residents enjoy proximity to various amenities including the Armstrong Creek Town Centre, Shoalhaven Park playground, cafes, Geelong Ring Road, Waurn Ponds Train Station, Geelong CBD, and Torquay. This property offers an ideal blend of modern living, convenience, and investment potential.