

16 Hedge Street, Armstrong Creek, Vic 3217

House For Sale

Sunday, 10 March 2024

Armstrong
REAL ESTATE

16 Hedge Street, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Bella Hill
0352445675



Jayden McHenry
0417161107

\$649,000-\$699,000

Presenting a premium property situated in the highly sought after Sanctuary Estate of Armstrong Creek, boasting character, style and lush upgrades. Be captured by stunning interiors with attractive features throughout that will cater to all. With a neutral colour palette that is tasteful and contemporary, enjoy a functional floorplan inviting ample light into the main kitchen and living space. Consisting of three generously sized bedrooms, two separate living areas and an outdoor entertaining space leading onto an expansive grass area for the kids and pets to play. Located amongst an array of local schools, parks, walking tracks, shops and cafes, whilst being just a short drive to the Geelong CBD, ring road to Melbourne and Surf Coast beaches, immerse yourself in a lifestyle of convenience!

Kitchen: 900mm gas cooktop and oven and rangehood, 20mm stone benchtops, island bench with overhang breakfast bar, timber laminate flooring, double sink, contemporary pendant lighting, microwave cavity, dishwasher, overhead cabinetry, chrome fittings, downlights, ample storage, walk in pantry, feature subway tile splashback, ducted heating, evaporative cooling.

Living: Open plan kitchen/living/dining, timber laminate flooring, down lights throughout, ducted heating, evaporative cooling, large windows allowing natural light to come through, roller blinds, sliding doors through outdoor undercover alfresco.

Master Bedroom: Carpet flooring, windows with sheer curtains & roller blinds, ducted heating, evaporative cooling, walk in robe.

Ensuite: tiling, semi-frameless shower, basin and vanity, toilet, mirror splashback, window with roller blinds.

Second Living: Spacious, completely secluded, carpet flooring, ducted heating, evaporative cooling, downlights & sheer curtains.

Additional Bedrooms: Carpet flooring, windows with roller blinds & block out curtains, ducted heating, evaporative cooling, built in robes.

Main Bathroom: Tiling, semi-frameless shower with niche, single basin and vanity, mirror splashback, window with roller blinds, bath & separate toilet.

Outdoor: Undercover alfresco with exposed aggregate concrete, downlights, expansive grass area with garden beds, well maintained front and back garden, exposed aggregate concrete paths to garage and single side gate access.

Mod Cons: Gas ducted heating and evaporative cooling throughout, downlights, timber laminate flooring, stone benchtops in kitchen, laundry with trough and external access, linen press, double car garage with internal and external access, Opticomm, solar hot water, epoxy flooring in garage.

Ideal for: Families, couples, downsizers, first home buyers, investors.

Close by local facilities: Sanctuary Estate Park, Armstrong Creek Town Centre, Warralily Village shopping centre, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Armstrong Creek School, Geelong (15 minutes) Barwon Heads (12 minutes), Torquay (12 minutes)*

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