

# 16 Lance Drive, Armstrong Creek, Vic 3217

## Sold House

Tuesday, 28 November 2023

16 Lance Drive, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Luke Wallden  
0459709832



Jayden McHenry  
0417161107

**\$695,000**

Exuding class and modern functionality, look no further for the ideal family home. Nestled in a peaceful pocket of the Warralily Coast Estate, step through his stunning four-bedroom home that boasts luxury and comfort with eye catching detail throughout. Complete with high-end upgrades such as 40mm stone bench tops throughout, custom & thoughtful kitchen cabinetry & storage, upgraded carpets, outdoor alfresco blinds and overall functionality. Take full advantage of the open plan layout - flowing graciously from the stylish interiors, to the grand undercover alfresco accompanied by immaculately landscaped gardens and Cubby House! Encapsulating the ultimate balance of a coastal, rural and city lifestyle - enjoy a short drive from both the Geelong CBD and Victoria's famous Surf Coast beaches, whilst having all the necessary amenities on your doorstep: walking tracks, schools, sporting ovals, shopping centres (Armstrong Creek Town centre & Warralily Village 3-5min away), Geelong ring road and more!

**Kitchen:** 40mm stone benchtops, extended island bench with power points & breakfast bar overhang, expansive cupboard pantry and integrated Bread Box alcove! subway tile splashback, timber laminate flooring, 900mm gas cooktop/oven & rangehood, pendant lights, down lights, kitchen drawer storage, overhead cabinetry, dishwasher, raised ceilings, fridge cavity, ample power points throughout, Access to second Secluded living space

**Living area:** open plan adjoining living/kitchen/dining, timber laminate flooring, raised ceilings, down lights, roller blinds, evaporative cooling & ducted heating, access through to minor bedroom wing via cavity sliding door, sliding glass doors through outdoor alfresco

**Master bedroom:** Luxe carpet, ducted heating & evaporative cooling, down lights, roller blinds, awning windows, generous walk in wardrobe, Ensuite; Cavity slider door entrance, tiled, double vanity & basin with storage, 40mm stone benchtop, fully tiled semi frameless shower with niche, large mirror splashback, open toilet with window

**Second living/theatre:** fully secluded via dual cavity sliding doors, carpeted, roller blinds, ducted heating & evaporative cooling, down lights, raised ceilings

**Additional bedrooms:** Separated to their own rear wing of the property, Carpet, ducted heating & evaporative cooling, mirrored sliding wardrobes, down lights, raised ceilings

**Main bathroom:** Tiled, single basin & vanity with storage, 40mm stone benchtop, fully tiled semi-frameless shower, free-standing bath, roller blinds, mirror splash back

**Outside:** Undercover alfresco, feature decked area, retractable alfresco blinds, low maintenance yard with Grass, alfresco tiles, Concrete path & Cubby House! rear garage door access, single side gate access

**Mod cons:** Large laundry with trough & linen closet, storage closet, raised ceilings, downlights, evaporative cooling & ducted heating, NBN/Opticomm access, double car lockup garage, 40mm stone benchtops, decking, alfresco tiles, security doors (front and rear). Ideal for: Families, First Home Buyers, Investors, Downsizers, Couples

Close by local facilities: Warralily Village shopping centre, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Armstrong Creek School, Geelong, Barwon Heads, Torquay, Armstrong Creek Town Centre, Wauron 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