

# 16 Plenty Walk, Mount Duneed, Vic 3217

## House For Sale

Thursday, 11 April 2024

16 Plenty Walk, Mount Duneed, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 266 m2**

**Type: House**



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## \$545,000-\$595,000

This low maintenance family home caters to all the essentials for a growing family boasting a park front location in-front of Harmony Park. Ensuring year round comfort for the entire family with ducted heating and split-system air-conditioning, a North facing rear yard and rear lane access to the double car garage. The stylish kitchen overlooks the dining and living space and features great sized benchtops with timeless cabinetry and tiled splashback, complete with a built-in pantry for ample storage. The seamless connection between the kitchen/dining/living area and the private rear yard makes this home an ideal venue for hosting family and friends. Positioned in a superb and convenient location near Armstrong Creek Town Centre, Local cafes and restaurants, Mirriposa Primary School, Geelong Lutheran College plus much more to discover. Kitchen – low maintenance laminate benchtops with breakfast bar overhang, double basin sink, chrome fittings, downlights, power points throughout, stylish semi-integrated oven, stainless steel stovetop and rangehood overlooking the shared dining and living area, ducted heating and split-system air-conditioning, built-in pantry, tiled splashback and timber laminate flooring. Dining - Open plan dining and living area with wide windows and dual glass sliding doors leading to the North facing rear yard. Downlights, ducted heating and split-system air-conditioning, timber laminate flooring, glass sliding door to rear yard. Main Living - Located at the rear of the house in conjunction with the kitchen and dining, timber laminate flooring, ducted heating and split-system air-conditioning. Master Suite – Generously sized, located at the front of the home residing a large side-by-side walk-through robe to the ensuite. Carpeted, windows with roller blinds, down lights and ducted heating. Ensuite - Shower with wall mounted showerhead and niche, single sink, large vanity with ample storage, toilet, large mirror splashback and chrome fittings. Additional bedrooms – two bedrooms located throughout the home. Each carpeted, with built in robes, windows with roller blinds and ducted heating. Main Bathroom - Shower with niche, raised bath, single sink and vanity with ample storage and chrome fittings. Outdoor – The indoor flows perfectly to the great size rear yard with established plants, established plants, direct access to the rear laneway and double garage. Well maintained front yard with established plants overlooking Harmony Park. Mod cons: Stylish tiled splashback, modern and upgraded appliances. European Laundry with trough and ample storage, built-in linen cupboard. Downlights, ducted heating and split-system air conditioning throughout. Double car garage with rear laneway access, rear door access to rear yard and gated access to rear yard from Glee Lane, low maintenance front yard with established plants. Ideal for: Downsizers, retirees, first home buyers and investors. Close by local facilities: Armstrong Creek Town Centre, Local cafes and restaurants, Mirriposa Primary School, Geelong Lutheran College, Sporting grounds. Short drive to Waurrn Ponds Train station (approx. 5 minutes) and Marshall Train station (approx. 10 minutes). Easy access to the Geelong Ring Road and the Surf Coast Highway and the Geelong CBD.\*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.