

168 Sparrovale Road, Charlemont, Vic 3217

House For Sale

Wednesday, 17 April 2024

Armstrong
REAL ESTATE

168 Sparrovale Road, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 323 m2

Type: House



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\$570,000-\$600,000

Welcome to the thriving Glenlee estate, where this beloved home awaits its new owner. Positioned on a corner block allotment, this meticulously maintained property exudes charm and warmth, ready to embrace you. Featuring three bedrooms, two bathrooms, and a spacious two-car garage, it offers ample space for comfortable living. Step inside to explore a well-appointed kitchen and cosy living area, perfect for relaxing evenings with loved ones. However, the real highlight lies outdoors, where a unique garden awaits. This backyard oasis is a true sanctuary, offering a peaceful escape from the hustle and bustle of everyday life. With side access for added convenience and situated in the heart of the growing Glenlee estate, this home offers the perfect blend of comfort, convenience, and natural beauty.

Kitchen: 20mm stone bench tops throughout, island breakfast bench with overhang, 900mm appliances with tile splash back, oven and rangehood, double sink, chrome fittings, stainless steel appliances, walk in pantry with shelves and allocated fridge space, asko dishwasher, overhead cabinetry, timber laminate flooring.

Living: Open plan adjoining living, dining and kitchen, timber laminate flooring, evaporative cooling, ducted heating, windows with top of the range plantation shutters, dual glass sliding door connecting outdoor and indoor area.

Master bedroom: Carpet flooring, evaporative cooling and ducted heating, light filled windows with plantation shutters, walk in robe.

Ensuite: 20mm stone benchtop fitted with a single vanity and chrome fittings, frame less mirror, single shower, tile flooring, toilet, windows with top of the range plantation shutters.

Additional bedroom: Carpet flooring, ducted heating and evaporative cooling, built in robes, windows with top of the range plantation shutters.

Main bathroom: 20mm stone bench fitted with a single vanity, frame less mirror, chrome fittings, single shower, bath, window with top of the range plantation shutters, tile flooring.

Outdoor area: A botanical haven, alfresco area, concrete pad, fully fence.

Mods cons: Fully insulated inside and outside walls, laundry with trough, linen cupboards, double lock up garage with internal access, ducted heating throughout, open plan living, dining and kitchen area keeping everything connected, double glazed windows throughout, alfresco area to bask in the warmth of the sun.

Ideal for: Families, First Home Buyers, Couples, Investors, Downsizers

Close-by local facilities: Local parks and playgrounds, nearby walking tracks, existing and future wetlands, easy access to Barwon Heads Road, The Warralily Village Shopping Centre, Armstrong Creek Community Hub, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, 15min to Geelong CBD, 10min to Barwon Heads & 13th Beach.

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