

# 176 Unity Drive, Mount Duneed, Vic 3217

## Sold House

Friday, 3 November 2023

176 Unity Drive, Mount Duneed, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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**\$770,000**

This immaculate home located in one of the most tightly held sections of Villawood's Armstrong Estate is one to appreciate from start to finish! Complete with high-end upgrades, finishes and overall functionality. Entering a desirable layout which showcases a relaxing formal lounge area, stunning natural light filled kitchen/dinning area with a never ending walk-in pantry & impressive 12 foot high ceilings, offset second living, 4 spacious bedrooms & NORTH FACING low maintenance private yard, complimented by all the upgrades you could ask for. Not only will you love what this home has to offer, you will love the wetlands outlook & all amenities on your doorstep, such as Club Armstrong, the upcoming Mount Duneed Village, walking tracks, nature reserves, gyms, schools, sporting ovals, day care centres, shopping, Geelong ring road and more.

**Kitchen:** Open plan kitchen/living/dining, Timber laminate flooring, 20mm stone benchtops, stunning 12ft high ceilings, high & wide island bench with breakfast bar, dual undermount sink, tiled splash back, down lights & stunning pendant lighting, 900mm gas oven/cooktop & rangehood, dishwasher, microwave provision, large walk-in pantry with additional cupboard pantry, never ending bench space, ample storage, over head cabinetry, fridge cavity, ducted heating & evaporative cooling, luxe sheer curtains & roller blinds, abundance of natural light, glass sliding doors to side courtyard area.

**Second Living:** semi-secluded, timber laminate flooring, high ceilings, down lights, ducted heating & evaporative cooling, roller blinds, glass sliding door to backyard

**Rear Master Suite:** Large/spacious, carpet, his & her sides walk-in wardrobe, ample downlights, roller blinds, ducted heating & evaporative cooling, Ensuite; Tiled, large semi-frameless shower with handheld shower head, double vanity with dual basins and storage, 20mm stone benchtop, downlights, large mirror, frosted window, personal toilet, chrome fittings

**Additional bedrooms:** Carpet, built-in wardrobes, roller blinds (dual blinds in front bedroom), ducted heating & evaporative cooling, downlights, raised ceilings

**Main bathroom:** Tiled, downlights, window with roller blind, shower with handheld shower head, single vanity with storage & 20mm stone benchtop, bath & separate toilet

**Laundry:** Tiled, trough & storage, overhead cabinetry, sliding door to outside path, tiled splashback

**Outdoor:** sun exposed outdoor side courtyard, fully landscaped with established greenery & astro turf backyard, fully fenced, single side gate access, rear garage door access, Front yard; low maintenance front yard, established greenery, decked entrance, concrete driveway

**Mod cons:** 12ft high ceilings, ducted heating & evaporative cooling throughout, roller blinds, double car lock up garage, Opticomm Fibre to the Premises internet, Club Armstrong Access, recycled water, 20mm stone benchtops throughout, luxe sheer curtains & roller blinds, chrome fittings

**Ideal for:** Growing & established families, couples, investors

**Close by facilities:** Armstrong Creek Town Centre, Club Armstrong, 9 Grams Cafe, sporting ovals, Mirriposa Primary School, local parks & walking tracks, highway to Melbourne and surrounds, Waurm Ponds Shopping Centre, local beaches, Geelong CBD, local shops, cafés, nature reserves, sporting ovals, playgrounds, walking tracks

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