

**18 Aelous Street, Armstrong Creek, Vic 3217**

**House For Sale**

Friday, 17 May 2024

**Armstrong**  
REAL ESTATE

18 Aelous Street, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 238 m2**

**Type: House**



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**\$565,000-\$595,000**

Step into this beautifully designed 3-bedroom home located in the new Harriott Estate, Armstrong Creek. With its modern features, neutral colour palette and clever layout, this property offers the perfect space. The open-plan living area provides ample room for relaxation and entertainment. The well-appointed kitchen boasts stainless steel appliances, a sleek island bench, and plenty of storage space with a generous walk in pantry. Enjoy family meals in the adjoining dining area. Ducted heating throughout the home. The master bedroom features a walk-in robe and ensuite, providing a private retreat for parents with a sliding glass door to an outdoor courtyard. The two additional bedrooms are generously sized and offer built-in robes. The main bathroom is conveniently located near the bedrooms and includes a bathtub and separate shower. With a single garage and additional off-street parking, there is plenty of space for vehicles and storage. The low-maintenance backyard provides a safe and secure area for children and pets to play. Located in the sought-after Armstrong Creek area, this property is just a short walk from shopping centres, schools, and moments drive from the picturesque Surf Coast. Don't miss out on the opportunity to make this stylish home your own. Brand new never lived in could be the perfect home for first home buyers! Ideal for: First home buyers, young families, investors and downsizers. Close by local facilities: The Village Warralily, Iona College, Armstrong Creek School, Oberon High School. Local Parks, walking and bicycle tracks. Five minutes to the Marshall Train Station via Reserve Road. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Boundary Road. Further access to the Bellarine Peninsula via Barwon Heads Road. \*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. \*Appliances will be installed prior to settlement