

18 Mandalay Avenue, Armstrong Creek, Vic 3217



House For Sale

Tuesday, 9 January 2024

18 Mandalay Avenue, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 336 m2

Type: House



Callen Lowther
0352445675



Alfritz Toledo
0447723776

\$570,000-\$620,000

Positioned with convenient access to all amenities, this three bedroom home, presented in impeccable condition, is an ideal investment opportunity or a perfect entry point into the housing market. Maximize the benefits of the expansive open plan design, seamlessly transitioning from the chic interiors to the concreted outdoor space surrounded by meticulously landscaped gardens. Embracing the perfect blend of coastal, rural, and city living, relish in the convenience of a brief commute to both the Geelong CBD and the renowned Surf Coast beaches of Victoria. Additionally, revel in the accessibility of essential amenities right at your fingertips, including walking tracks, schools, sports ovals, shopping options, and more! Kitchen - Island bench, 600mm gas cooktop, oven and rangehood, dishwasher, double stainless steel sink, chrome fittings and fixtures, tile splash back, generous walk in pantry, Living - open plan adjoining living/dining/kitchen, downlights, ducted heating and fans, sliding doors open from open living/dining to concreted outdoor alfresco area - creating a natural indoor-outdoor flow, roller blinds, natural light - filled space. Master suite - carpet flooring, windows with roller blinds and curtains, ducted heating, ceiling fan, downlights and walk in robe. Ensuite - fitted single vanity, tiles, semi - frameless shower with shower head and toilet. Additional bedrooms - carpet flooring, ducted heating, roller blinds, built in robes with head to toe mirrors, ceiling fan. Main bathroom - fitted vanity with tile splashback, bath, semi - frameless shower, window with blinds and separate toilet. Outdoor - concreted under cover outdoor area flowing from main living, landscaped front and backyard, grass, fencing along side of the home. Mod cons - Laundry with through and external access, built in linen, single car garage with internal and side house access, ducted heating and downlights throughout. outdoor undercover area. Ideal for - Families, first home buyers and investors. Close by local facilities- Armstrong Creek Town Centre, Warralily Village Shopping Centre, Marshall Train Station, Geelong Lutheran College, Iona College, Armstrong Creek School, Busy Bees Child Care, Geelong ring road, Geelong CBD, Barwon Heads, Torquay, Waurn 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*