

# 18 Rarity Street, Armstrong Creek, Vic 3217

## House For Sale

Tuesday, 19 March 2024



18 Rarity Street, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Briana Eyles  
0419740046



Tim Carson  
0434690930

**\$775,000 - \$795,000**

As you approach the property, you'll be captivated by its modest yet inviting facade. Inside you will find four excellent sized rooms including the master located at the front of the property featuring his/hers walk-in wardrobes and an ensuite adorned with a 20mm Caesarstone bench top, soft-closing hinges, and a double vanity with a stone bench top. The three remaining bedrooms situated to the rear of the home offer built-in robes, and a walk-in wardrobe in the 4th, all serviced by the luxurious bathroom and separate powder room. Embrace your inner chef in the open-plan kitchen and living area equipped with a walk-in Butler's Pantry, soft-close hinges and runners, an insert laminate wine rack above the fridge space, and a Kitchen Island Bench with a stylish profile design and stone bench top. Enjoy the convenience of Smeg stainless steel appliances including a 5-burner gas cooktop, 900mm freestanding upright cooker, range-hood, dishwasher, and a stainless steel double bowl sink. A functional theatre or second living area is separate from the main living room. Benefit from a 6-star energy rating, 2720mm ceiling height throughout, and double glazing to windows, ensuring optimal comfort and sustainability. Revel in the elegance of timber laminate flooring throughout, complemented by quality carpets in the bedrooms and floor tiling in wet areas. Nestled within the prestigious Harriott Estate, enjoy outdoor living with a spacious 448 sqm block size, a secure fenced lot with a lockable side entry gate, landscaped front yard, and feature gravel rear yard. The quality exposed aggregate concrete driveway, alfresco, and walk paths add to the allure of this exquisite home. This stunning residence offers an unparalleled combination of sophistication, comfort, and functionality, making it the perfect place to call home. Don't miss the opportunity to make this dream home yours.