

# 2 Armstrong Walk, St Leonards, Vic 3223

## House For Sale

Friday, 8 March 2024



2 Armstrong Walk, St Leonards, Vic 3223

Bedrooms: 4

Bathrooms: 3

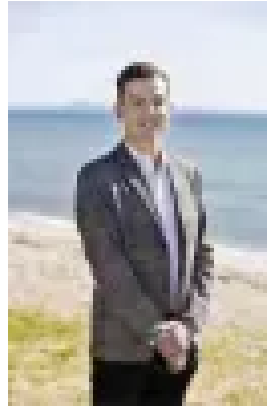
Parkings: 2

Area: 301 m2

Type: House



Luke Campbell  
0352571778



Bailey Grace  
0352571778

**\$1,150,000-\$1,250,000**

Defined by its stunning modern facade, 2 Armstrong Walk, St Leonards is a true statement in modern-coastal architectural design. The property boasts an enviable location with no neighbours on three boundaries and views across adjacent park-lands and wetlands. The sparkling beaches of Port Phillip Bay are only a 1km leisurely stroll from your doorstep and the vibrant cafe scene of St Leonards is just a short drive away. Offering an eye-catching modern interior, the property is set over two levels, each with a living space and two bedrooms. Upstairs the kitchen/dining/family room is a fabulous space, ideal for relaxing and entertaining. This living space offers an attractive outlook across parkland and an abundance of natural light. Cozy up to the fireplace during winter and enjoy ducted cooling during summer which combine with the quality fittings to create an unbeatable sense of comfort and luxury. The exceptional kitchen features an impressive stone island bench and quality appliances to offer the chef of the home a culinary experience like no other. Capturing inspiring views of the adjacent parkland and featuring a superb ensuite, spacious walk-in-robe and private balcony, the master suite is impressive in every aspect. The second upstairs bedroom overlooks the rear yard, offers built-in robes, and is serviced by the stylish upstairs bathroom. Downstairs, you're greeted with the expansive living which is flooded with natural light. This living space seamlessly opens to the backyard, providing the perfect space for indoor-outdoor entertaining by your own lap-pool. The two downstairs bedrooms feature built-in robes and ensure accommodation for all friends and family. Both bedrooms are serviced by the sleek downstairs bathroom and separate toilet. A two car garage offers secure off-street parking and can be accessed via the lane at the rear of the property. Both internally and externally this property is a true modern masterpiece which provides an abundance of attractive features that cannot be overlooked. Don't miss the opportunity to own this incredible residence!