

# 2 Taylors Circuit, Charlemont, Vic 3217

## House For Sale

Wednesday, 10 April 2024

2 Taylors Circuit, Charlemont, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



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**\$639,000-\$679,000**

Welcome to this modern 4-bedroom residence, just over a year old and meticulously designed for low-maintenance living. Featuring a spacious living area, a convenient 2-car garage, and four comfortably appointed bedrooms, this home offers contemporary comfort and functionality. Situated within walking distance to Glenlee Park and Sparrovale Reserve, outdoor leisure activities are just steps away. Moreover, its proximity to Geelong CBD within 15 minutes and all nearby beaches within 20 minutes ensures easy access to urban amenities and coastal relaxation. Don't miss out on this opportunity to experience modern living in a prime location.

**Kitchen:** Timber laminate flooring, U shaped 20mm stone benchtops with 600mm appliances, overhead storage throughout, built in pantry, double stainless sink with chrome fittings, downlights.

**Living:** Open plan living adjoining living/dining/kitchen, timber laminate flooring throughout, ducted heating, split system for both cooling and heating, downlight, roller blinds, glass sliding door connecting indoor and outdoor area.

**Master bedroom:** Carpet flooring, walk in wardrobe with shelf, split system for cooling, ducted heating, downlights throughout, windows with roller blinds.

**Ensuite:** Tile flooring, single shower, single vanity with 20mm stone benchtop, frameless mirror, toilet.

**Additional three bedrooms:** Carpet flooring, downlights, built in robe, windows with roller blinds.

**Main bathroom:** Tile flooring, single vanity with chrome fittings, 20mm stone benchtops, frameless mirror, bath, single shower, towel rack.

**Outdoor -** Undercover alfresco area, low maintenance backyard, side access, fully fenced.

**Mods Cons:** Laundry with trough and side yard access, linen storage, double lock up garage, split system to living/dining and kitchen and main bedroom, ducted heating throughout, downlights throughout.

**Ideal for:** Investors, first home buyers and downsizers.

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**Close by local facilities:** Armstrong Creek Town Centre, Marshall Train Station, Armstrong Creek Primary School, Warralily Village, Iona College, sporting ovals

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