

**20 Forresters Way, Armstrong Creek, Vic 3217**



**Sold House**

Friday, 25 August 2023

20 Forresters Way, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 520 m2**

**Type: House**



Josh Carter  
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**\$685,000**

Positioned on a generous 520sqm allotment in the heart of Armstrong Creek and walking distance to St Catherine of Siena Primary School. This four-bedroom home benefits from the ever-popular north facing rear yard filling the living spaces with natural sunlight throughout the day. The colour palette leans towards rich earthy tones that carry through the flooring and cabinetry choices. New carpet has been laid throughout the home giving you nothing to do but move in and enjoy from day one. The master suite is zoned to the front of the home complete with a walk-in robe and private ensuite. The remaining bedrooms are located off the central hall each with built-in robes and serviced by a secondary modern bathroom and separate lavatory. The rear of the home opens to the spacious sun-soaked kitchen, dining and living area creating a central domain for day-to-day activities. A separate lounge provides a retreat from the main living space to relax and unwind from the day, allowing for a flexible floor plan perfectly suited to the modern buyer. Extending from the dining room is a large alfresco area equipped for entertaining groups of friends or family. Low maintenance gardens with established trees surround a spacious backyard of lush green lawns for pets and children to flourish. Conveniently located a short drive from Warralily Village and the Armstrong Creek Town Centre as well as numerous schools and childcare facilities. Centrally located between two major arterials taking you into the Geelong CBD or down to the beaches of the Surf Coast. A location catering to all your lifestyle needs. Further features include:- Ducted central gas heating and split system air-conditioning. - 600mm stainless steel cooking appliances and walk in pantry.- Remote double lock up garage.