

**202 Warralily Boulevard, Armstrong Creek, Vic 3217**



**Sold House**

Thursday, 28 March 2024

202 Warralily Boulevard, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



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**\$705,000**

Nestled within the picturesque landscape of Warralily Estate, this stunning family home seamlessly combines modern convenience with natural serenity. Situated amidst parks, playgrounds and scenic hike and bike trails along the banks of Armstrong Creek, it's perfect for families seeking a harmonious blend of urban amenities and outdoor adventures. Step inside to find a masterfully designed layout that caters to every aspect of contemporary living. The spacious master bedroom, complete with an ensuite and walk-in robe, offers a luxurious retreat, while two additional bedrooms boast their own walk-in robes, ensuring ample storage space. A fourth bedroom with a built-in robe provides versatility for guest accommodation or a home office. The heart of the home lies in its light-filled open plan kitchen, dining and living area, where gatherings come to life and cherished memories are made. Stainless steel appliances, including a gas cooktop and oven, alongside a Bosch dishwasher and stone benchtops, adorn the gourmet kitchen, while a walk-in pantry adds practicality to style. An additional second living area provides flexibility for family activities and relaxation. Step outside to discover a North-facing grassed backyard, offering plenty of space, privacy and tranquillity. An undercover decked alfresco area provides the perfect setting for outdoor entertaining or simply unwinding after a long day. Enjoy the proximity to Warralily Shopping Village, Armstrong Creek Town Centre, esteemed schools such as Iona College, St Catherine of Siena Primary School and Armstrong Creek School, childcare facilities, playgrounds, and public transport options. Benefit from the seamless accessibility to the Surf Coast Highway and Barwon Heads Road, facilitating effortless travel to nearby coastal destinations. - Main bedroom complete with a walk-in robe and ensuite - Two additional bedrooms feature walk-in robes - Fourth bedroom offers built-in robe - Light-filled open plan dining, kitchen and living area - Second separate living area offers flexibility - Undercover decked alfresco area perfect for entertaining - Stylish kitchen with stone benchtops, walk-in pantry and s/steel appliances - Ducted gas heating, split system A/C, and ceiling fans to all bedrooms - Secure and private yard with lush lawn and easy side access - Remote-controlled double garage with internal access - Moments to Armstrong Creek Town Centre and Village Warralily