

203 Warralily Boulevard, Armstrong Creek, Vic 3217

RT Edgar

House For Sale

Wednesday, 10 April 2024

203 Warralily Boulevard, Armstrong Creek, Vic 3217

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 528 m2

Type: House



Ashlyn Schweiger
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Brock Grainger
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\$840,000 - \$920,000

Nothing will compare to the sensational lifestyle on offer here in this stunning, well considered five bedroom home, unmatched in luxury, premium finishes and thoughtful design. Spread out across a flawless single level, families will thrive within this free-flowing habitat, boasting close proximity to preferred schools, shopping precincts, playgrounds and nature-soaked walking trails. Attention to detail is immediately appreciated upon entry, with the warmth of hybrid timber floors, a freshly painted interior and indulgent separation of space conceiving the ultimate family home. The vast open plan living, meals and kitchen zone encourages time well spent together, tempered by luxurious linen sheers and an ambient wood fire. Hosts with the most can showcase their mastery in the well-appointed galley kitchen, featuring high-end Omega/Smeg 900mm freestanding oven and gas cooktop, Bosch dishwasher, stylish pendant lighting and walk-in pantry. Integration with the outdoor alfresco deck enhances this exceptional living space, with built-in timber seating and electric alfresco blinds ensuring enjoyment is experienced across all seasons. Retreat is prioritised across five comprehensive bedrooms, the master affording privacy to the front of the home, accompanied by a palatial ensuite bathroom, walk-in robe, soft linen sheers, charming Dado wall panelling and a guest suite/potential nursery nearby. An ingenious separate wing hosts the additional three, all with built-in robes and immediate access to the well-sized rumpus room, merging with the great outdoors. Mentionable attributes unique to this home include hydronic heating throughout, quality plantation shutters, bespoke timber features, privatised home office, oversized double lock up garage with rear roller access providing additional off street parking, beautifully landscaped gardens, manicured lawns and garden shed. Perfectly positioned within 12 minutes to the popular seaside village of Barwon Heads, the Barwon River and 13th Beach, and under 20 minutes to the Geelong CBD (approximately).