

**21 Shearwater Drive, Armstrong Creek, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Wednesday, 15 May 2024

21 Shearwater Drive, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Haxhi Abedin

0416227524

**\$630,000 - \$670,000**

Welcome to your new home at 21 Shearwater Drive, Armstrong Creek! This spacious 4-bedroom, 2-bathroom residence nestled on approximately 420m<sup>2</sup> of land offers a blend of comfort and convenience that's hard to resist. Step inside to discover a welcoming ambiance complemented by modern features throughout. Enjoy the warmth of ducted heating on chilly days and the cool breeze from the split system heating/cooling in the living room. The master bedroom boasts a luxurious touch with a walk-in robe and ensuite, while the remaining bedrooms come complete with built-in robes for added storage convenience. The heart of the home, the kitchen, showcases sleek stainless-steel appliances, making cooking a delight. Step outside to the large rear yard, perfect for entertaining guests or simply unwinding under the undercover alfresco. With a double lock-up garage on remote, parking is a breeze. Convenience is key with this property, as it's ideally situated within walking distance to all amenities including shopping centres, schools, public transport, and beautiful parklands. Plus, Armstrong Creek offers easy access to the Geelong CBD, stunning beaches, and the Geelong Ring Road, ensuring you're never far from where you need to be. Investment-wise, this property is a gem with a current tenancy in place until October 2024, providing a steady income stream from day one. Whether you're looking for a place to call home or a savvy investment opportunity, 21 Shearwater Drive ticks all the boxes. Don't miss out on this fantastic opportunity to secure your slice of Armstrong Creek living. Contact us today to arrange a viewing and make this wonderful property yours. Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.