

22 Fistral Street, Armstrong Creek, Vic 3217

House For Sale

Friday, 9 February 2024

Armstrong
REAL ESTATE

22 Fistral Street, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 512 m2

Type: House



Jayden McHenry
0417161107



Will Scmazzon
0488706144

\$830,000 - \$890,000

This incredible family home caters to all the essentials and luxuries for a growing family. Boasting opulence from the front to back, this is not a home to miss. The home offers a delightful master suite with an expansive walk-in robe and dressing room, as well as three additional bedrooms, each equipped with built-in wardrobes, ensuring all year comfort for the entire family with ducted heating and evaporative air-conditioning throughout. With two living areas plus a home office, two fashionable bathrooms and an additional toilet, the home is designed for optimal family living and entertainment. The stylish kitchen boasts a 40mm stone benchtop island bench with timeless cabinetry and integrated appliances, complete with butlers pantry for ample storage. The seamless connection between the kitchen/dining/living area and the stunning outdoor entertainment space makes this home an ideal venue for hosting family and friends. Positioned in a superb and convenient location near Local Parks and Playgrounds, Easy Access to Surfcoast Highway, Armstrong Creek Town Centre, Busy Bees Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School.

Kitchen - Open plan kitchen, 40mm island stone benchtops with breakfast bar overhang, double basin sink, chrome fittings, pendant lighting to island and downlights, power points, integrated 900mm oven and stovetop, integrated microwave, dishwasher, ducted heating and evaporative air-conditioning, butlers pantry, subway tile splashback and timber laminate flooring.

Dining - Large open plan kitchen/dining area with wide windows, plantation shutters and sheer curtains, dual glass sliding doors lead through to the undercover outdoor living space, downlights, ducted heating and evaporative air-conditioning, timber laminate flooring.

Main Living - Located centrally in the home alongside the kitchen and dining, the main living area showcases a phenomenal gas log fireplace. Downlights, timber laminate flooring, plantation shutters, ducted heating and evaporative air-conditioning.

Study - Filled with natural light, shelving and a wall-to-wall desk, this area provides the perfect space for a home office or designated study space. Ducted heating and evaporative air-conditioning, window with plantation shutters, downlights.

Rear Living Space - The rear living space provides a private alternative that allows for a different style of entertainment and privacy. Timber laminate flooring, downlights, ducted heating and evaporative air-conditioning throughout, windows with plantation shutters.

Master Suite - Generously sized, located at the front of the home and showcases a great sized walk-in robe and dressing room, direct access to the ensuite. Carpeted, windows with plantation shutters, downlights, ducted heating and evaporative air-conditioning.

Ensuite - Wall-to-wall shower with wall mounted and handheld showerhead, shower niche, dual single sink and large 20mm stone benchtop vanity with ample storage, two fantastic mirrors, tiled splashback and chrome fittings, private toilet.

Additional bedrooms - three bedrooms located on the east side of the home. Each carpeted, with built in robes, windows with plantation shutters, downlights, ducted heating and evaporative air-conditioning.

Main Bathroom - Shower with niche, raised bath, single sink and 20mm stone benchtop vanity with ample storage and chrome fittings, window with plantation shutters.

Outdoor - The indoor flows perfectly to the great size decked and undercover alfresco with additional exposed aggregate pathway leading to the rear door of the garage, garden beds with established plants. Well maintained front yard with established plants.

Mod cons: Stylish and neutral colour palette throughout, upgraded and integrated appliances in the kitchen, 40mm stone benchtops in the kitchen with 20mm stone benchtops to the bathrooms. Laundry with trough, cupboards and linen cupboard, Downlights throughout, ducted heating and evaporative air conditioning throughout. Multiple living areas across the home, double car garage with rear and internal door, low maintenance gardens to front and rear.

Ideal for: Growing families. **Close by local facilities:** Local Parks and Playgrounds, Easy Access to Surfcoast Highway, Armstrong Creek Town Centre, Busy Bees Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School*All information offered by Armstrong Real Estate is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Armstrong Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.