

**24 Kennard Grove, Charlemont, Vic 3217**

**Sold House**

Thursday, 14 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



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**\$630,000**

This meticulously designed residence, nestled in the core of Charlemont, promises to be the ideal sanctuary for homeowners. Boasting an enviable setting, the property is conveniently located just a short distance from soon-to-be-built schools and shopping complexes. Additionally, it is merely a brief drive away from the vibrant center of Geelong and the exquisite beaches of the surf coast. The home features a spacious open-plan living space that seamlessly extends into an undercover outdoor area, offering an ideal backdrop for social gatherings and family entertainment. Accompanied by four generously sized bedrooms, this home combines comfort with the convenience of its prime location, making it an exceptional choice for those seeking a blend of serene domestic life and easy access to urban amenities.

**Kitchen:** Timber laminate flooring, 20mm stone benchtops with 900mm appliances, overhead storage, built in pantry, double stainless sink with chrome fittings, downlights.

**Living:** Open plan kitchen/living/dining, timber laminate flooring, split system cooling, ducted heating, windows with roller blinds, downlights, glass sliding doors to undercover outside alfresco creating an indoor/ outdoor flow.

**Second living:** Carpet flooring, central heating, windows with roller blinds.

**Masterbedroom:** Carpet flooring, fan, ducted heating, downlights, windows with roller blinds, walk in robe with rails.

**Ensuite:** Tile flooring, single vanity with 20mm stone bench tops, chrome fittings, frame less mirror, shower, toilet.

**Other bedrooms:** Carpet, fans, built in wardrobe, windows with roller blinds, downlights, ducted heating.

**Central bathroom:** 20mm stone bench tops, single vanity, frame less mirror, shower with niche.

**Outdoor:** Fully landscaped front and rear yard, crushed rock surrounding the home, entertaining space, grass, established gardens and plants, fully fenced.

**Mod cons:** Complete landscaping, ducted heating & split system cooling, double car lock up garage with internal and external access, laundry with trough and overhead storage and external access, downlights.

**Ideal for:** Families, First Home Buyers, Couples, Investors, Downsizers

**Close-by local facilities:** Local parks and playgrounds, nearby walking tracks, existing and future wetlands, easy access to Barwon Heads Road, The Warralily Village Shopping Centre, Armstrong Creek Community Hub, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, 15min to Geelong CBD, 10min to Barwon Heads & 13th Beach.

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