

26 Hedge Street, Armstrong Creek, Vic 3217

House For Sale

Wednesday, 27 March 2024

Armstrong
REAL ESTATE

26 Hedge Street, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 275 m2

Type: House



Bella Hill
0352445675



Jayden McHenry
0417161107

\$590,000-\$630,000

Designed with comfort, functionality and low-maintenance at the forefront, this neutral 3 bedroom home is perfect for first home buyers, investors and downsizers alike. Nestled in the family-friendly Sanctuary Estate, this stylish abode comprises a functional floorplan with 3 bedrooms, 2 bathrooms and a spacious open plan kitchen and living that flows graciously to the peaceful decked outdoor area. Complemented with quality upgrades throughout and north-west facing windows inviting an abundance of natural light, look no further for a perfect entry point to the market, or neat addition to your investment portfolio. Situated in walking distance to Sanctuary Park/Playground, local schools, cafes and shops, as well as a short drive to local beaches, the Geelong ring road & CBD - convenience awaits!

Kitchen: 40mm stone benchtops with breakfast bar overhang, timber laminate flooring, built in pantry, raised ceilings, overhead cabinetry, 900mm stove cooktop and oven, tile splashback, dishwasher, double stainless steel sink, downlights, chrome fittings and microwave provision

Living: open plan adjoining living/dining/kitchen, raised ceilings, timber laminate flooring, downlights, roller blinds, ducted heating & split system cooling, ceiling fan, sliding doors to decked outdoor area fitted with flyscreen

Master bedroom: ducted heating, ceiling fan with light, carpet flooring, large double window with roller blinds, raised ceilings & door height, walk in robe with hanging rails

Ensuite: Semi-frameless extended shower, tiled, handheld shower head, basin & vanity with stone benchtops, mirror splash back, toilet

Additional two bedrooms: carpet flooring, ceiling fans with lights, ducted heating, roller blinds, sliding wardrobes, raised ceilings & door heights

Main bathroom: single basin vanity with stone benchtops, semi frameless shower, handheld shower head, bathtub, tiling, chrome fittings & separate toilet

Outdoor: sun exposed alfresco with decking, grass area, well maintained, fold-out clothesline, concrete side path with single gate access

Mod cons: Ducted heating throughout, split system cooling, ceiling fans in all bedrooms & living, double car lockup garage with internal access, NBN/Opticomm access, timber laminate flooring, stone benchtops throughout, walk in pantry, decking area, downlights, low maintenance, built in laundry shelving for convenience and storage option, raised ceilings and door heights throughout

Ideal for: First Home Buyers, Investors, Couples & Downsizers

Close by local facilities: Armstrong Creek Town Centre, Warralily Village Shopping Centre, Waurm Ponds Shopping Centre, Marshall Train Station, Waurm Ponds Train Station, Geelong ring road to Melbourne, Geelong Lutheran College, Iona College, Armstrong Creek School, St Catherine of Siena Catholic Primary School, Busy Bees Child Care, Geelong (15 mins), Barwon Heads (15 mins), Torquay (12 mins)

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. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS