

26 Rutherford Grove, Armstrong Creek, Vic 3217

GARTLAND

House For Sale

Wednesday, 15 May 2024

26 Rutherford Grove, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Lisa Emanuel
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\$695,000 - \$745,000

This beautifully finished home will be a delight to those looking for comforting extras and thoughtful details surrounded by established gardens. Positioned in a family friendly street with the creek and walking trails nearby and an array of schools within a short ride. The home feels spacious with raised ceilings and the oversized floor plan has everything families and the astute purchaser is looking for. The open plan design offers two separate living spaces. The front lounge has a lovely outlook through feature windows towards front gardens and is situated off the traditional entryway and is carpeted for comfort. The main open plan kitchen, living and dining is elevated by a gorgeous undercover alfresco with cafe blinds and a deck that promises seamless indoor/outdoor living. Picture soaking up the Western Sun while enjoying evening BBQ's year round. The kitchen is appointed with a 900 mm oven, large walk in pantry to hide the fridge, dishwasher and stone benches. Floorboards feature throughout the main living. Unique in design, the Master Suite enjoys an ensuite and private access to the alfresco and has a fan plus ample storage with both a walk in robe and large built in robe with mirrored sliding doors, modular design with baskets and motion sensor rechargeable lighting. All further bedrooms are a great size and have thoughtful modular internal storage options, sliding robes and large windows. The garage has Epoxy flooring and additional fluorescent lighting. Perfect for mixed business and hobby use. This leads through to the laundry has a wood bench, pull out mixer tap and storage cupboard. Delight in the finishing touches. A tiled portico and alfresco, a rear deck and planter boxes, exposed aggregate driveway, beautiful window furnishings include elegant plantation shutters to the bathrooms and roller blinds with pelmets, extra power points where needed, double blinds to the kitchen and living, extra power points throughout home (under bench, garage, outside, kitchen & in pantry), external power & antenna points, waterfall basins in bathroom, downlights throughout living and dining area, linen cupboard, waterfall bathroom benches and tiled shower bases, evaporation cooling, ducted heating. Positioned close to an array of local schools, the Village Warralily Shopping Centre, Armstrong Town Centre, Armstrong Creek West Community Centre, Early Learning Centres, playgrounds, ovals and walking trails. A 10 minute drive from the beaches of Torquay and Barwon Heads, 5 minutes to Geelong Ring Road and 15 minutes to the Geelong CBD. This location will only continue getting better and better over the years.

- Modular storage in cupboards
- 26 square design with grand Master suite
- Tropical established gardens
- Front and rear separate living spaces
- Floorboards and upgraded carpets

Potential rent return at \$530 - \$550 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.