

**28 Robinson Street, Armstrong Creek, Vic 3217**

**House For Sale**

Friday, 3 May 2024

**Armstrong**  
REAL ESTATE

28 Robinson Street, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 448 m2**

**Type: House**



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**\$650,000-\$710,000**

This incredibly thought out family home caters to all the essentials and luxuries for a growing family, retirees and investors alike. With a great sized living area, three spacious bedrooms, two well-appointed bathrooms and an expansive outdoor entertainment space, the home is designed for optimal family living and entertainment inside and out. 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 Warralily Shopping Centre, St Catherine's Primary School, parks, and educational centers, it provides easy access to Geelong, Bellarine Peninsula, and the entire Surf Coast. Embrace a lifestyle like no other in this fantastic locale.

**Kitchen** – Incredibly sized kitchen with a large walk-in robe 20mm stone benchtops and breakfast bar overhang to front bench, double basin sink, chrome fittings, downlights, power points throughout, stylish 900mm oven with stainless steel stovetop and rangehood, ducted heating, walk-in pantry with plenty of shelving and cabinetry, tiled splashback and timber laminate flooring.

**Dining** - Large open plan kitchen/dining/living area with wide windows, sheer curtains and roller blinds as well as glass sliding door through to the outdoor living space, downlights, ducted heating, timber laminate flooring.

**Main Living** - Located at the rear of the house in conjunction with the kitchen and dining, timber laminate flooring, wide windows, sheer curtains and roller blinds as well as glass sliding door through to the outdoor living space, ducted heating.

**Master Suite** – Generously sized, located at the front of the home and features a large walk-in robe and ensuite, carpeted, windows with plantation shutters, down lights and ducted heating.

**Ensuite** - Large shower with wall mounted and handheld showerhead, single sink and vanity with ample storage, private toilet, large mirror splashback and chrome fittings.

**Additional bedrooms** – two bedrooms located to the South side of the home. Each carpeted with built in robes, windows with roller blinds and ducted heating.

**Main Bathroom** - Shower, raised bath, single sink and vanity with ample storage and chrome fittings, window with roller blinds.

**Outdoor** – The indoor flows perfectly to the great size decked entertainment space with additional concrete pathing surrounding the home, garden beds with established plants and great sized grassed area. Exposed aggregate driveway giving side access storage for an additional vehicle behind a secure gate. Well maintained front gardens with established plants.

**Mod cons:** Stylish colour palette and fitout throughout, modern and upgraded appliances, 20mm stone benchtops in the kitchen. Sheer curtains, plantation shutters and roller blinds throughout. Large walk-in pantry with additional cabinetry and shelving. Laundry with trough, ample storage and two built-in linen cupboards. Downlights and ducted heating throughout. Substantial decked area and pergola to the North side of the home. Double car garage with secure parking for an extra vehicle behind the gate on the North side. Ideal for: First home buyers, investors and 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, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, Bellarine Peninsula, Geelong CBD and more importantly Breamlea Beach is only five minutes away.\*

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