

30-32 Trinity Way, Armstrong Creek, Vic 3217

GARTLAND

House For Sale

Tuesday, 23 April 2024

30-32 Trinity Way, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 264 m2

Type: House



Lisa Emanuel

0352242204

\$550,000 - \$600,000

Quietly situated in Armstrong Creek in between the Conservation Area and The Village Warralily on Barwon Heads Road. Providing lifestyle elements of walking trails and nature reserves combined with the convenience being within walking distance to every amenity, schools and public transport. This gem 3 bedroom residence is a unique floorplan that flows beautifully from the facade to rear living. What stands out most is the large kitchen with a walk in pantry that is rare for a home this size and price point. In addition, the Primary Bedroom offers a double walk in robe and ensuite with stone. 2 further great size rooms offer built in robes and one room has a hidden private courtyard in lieu of a window. Thoughtfully designed outdoor spaces include a private paved yard plus an easy to maintain artificial turf, clothesline and single side gate access. Other modern upgrades include fans to bedrooms, downlights, stone benchtops throughout, a single car garage with internal access, landscaped gardens, tiles to living and hallway and carpet to bedrooms, 900 mm oven and cooktop, security system by Bosch, Ring Camera, security front door, fence extenders, showers with handheld shower head and tiled shower bases. Located walking distance to Oberon High School and Armstrong Creek School, the Village Warralily, Armstrong East Community Hub, Barwon Heads Road and public transport, the conservation reserve, 5 minutes to Marshall train station, the Geelong Ring Road, 10 minutes to Barwon Heads and Torquay and 15 minutes to Geelong Waterfront. Ideal for those downsizing, small families, couples, solo occupants and investors- Large Kitchen with stone and walk in pantry- Low maintenance outdoor spaces and lovely landscaped gardens- Primary bedroom with double walk in robe and ensuite- Located central to the nature reserve and shopping centre Potential rent return at \$465 - \$485 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.