

33 Gravity Drive, Mount Duneed, Vic 3217

Sold House

Thursday, 1 February 2024

33 Gravity Drive, Mount Duneed, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 460 m2

Type: House



Luke Wallden
0459709832



Tom Ryan
0487944512

\$740,000

- Section 32 available! - Fully Sound Proofed! Situated in a prime peaceful pocket of Mount Duneed, this cleverly designed family home is sure to impress! Appointed on a generous 460m² allotment, enjoy ample space inside and out with views of the yard from the open-plan kitchen & living space. Complementing the clever layout, is a home packed full of all the upgrades and high end finishes you could ask for! FULLY SOUND PROOFED with Double glazed windows and acoustic batt insulation throughout, along with extended (6m x 6.1m) garage allowing maximum storage. Delight your guests on the grand decked entertaining area that flows seamlessly from indoor to outdoor - epitomising easy living! With considered upgrades throughout and in close proximity to all the necessary amenities such as local schools, walking tracks, sporting facilities, shops & cafes, look no further for lifestyle of leisure & convenience!

Kitchen: timber laminate flooring, 20mm stone benchtops, wide island bench with double undermount sink, ample power points, 900mm integrated gas cooktop/oven & rangehood, custom drawer cabinets, custom overhead cabinetry, neutral tiled splashback, feature pendant lighting, blacked tapware & fittings, dishwasher, built in microwave provision, high ceilings, downlights, spacious walk in pantry with plumbed fridge alcove & cavity sliding door

Living/Dining: Open plan kitchen/living/dining, timber laminate flooring, high ceilings, ducted heating & evaporative cooling, downlights, double glazed windows with roller blinds throughout, feature pony wall, security system sensor double glazed glass sliding doors that open to outdoor alfresco creating an incredible indoor/outdoor flow for entertaining

Grand master bedroom: Carpet with upgraded underlay, ducted heating & evaporative cooling, double glazed windows with dual roller blinds, luxe walk in robe with shelving, high ceilings, tv point, downlights, ceiling fan, Ensuite; Tiled, semi-frameless shower with hand held shower head & shower niche, large mirror splash back, extended vanity with sink with storage, towel rail, blacked tapware & fittings, open toilet, feature lights

Second living/Theatre: fully secluded via dual cavity sliding doors, ducted heating & evaporative cooling, upgraded carpet, double glazed windows with roller blinds, down lights, ceiling fan

study: semi-secluded, timber laminate flooring, downlights, raised ceilings, floating shelf, power & data points

Additional bedrooms: Carpet with upgraded underlay, ducted heating & evaporative cooling, built in wardrobes, downlights, double glazed windows with roller blinds, raised ceilings, ceiling fans,

Main bathroom: Bath, tiled, semi frameless shower with handheld shower head & niche, single basin and vanity with mirror & tile splashback, feature lighting, double glazed frosted windows, blacked fittings, separate toilet

Outdoor: Well maintained front yard with grass and established gardens, façade lights, aggregate concrete driveway and path, retaining wall, Spacious Backyard; undercover eco-decked alfresco with downlights, glass sliding stacker doors to indoor, garden beds, established grass and hedging, low maintenance backyard, fully surrounded by aggregate concrete allowing property drainage and long term structural stability, single side gate access, (potential for installing double gate access along the side)

Laundry: Trough, built in bench and storage & broom cupboard, downlights, double glazed sliding door external access, washing machine alcove, blacked tapware and fittings

Mod cons: Extended double lock-up garage with internal/external access, NBN/Opticomm access, aggregate concrete surrounding property, sensor security system, COMPLETEY SOUNDPROOFED, double glazed windows and acoustic batt insulation, ceilings fans in all rooms, NO BODY CORP FEE's, roller blinds, ducted heating & evaporative cooling throughout, blacked fittings and fixtures, downlights throughout, upgraded Facade with raked roof. Ideal for: Families, couples, investors

Close by facilities: Armstrong Creek Town Centre, Club Armstrong, 9 Grams Cafe, sporting ovals, Mirriposa Primary School, local parks & walking tracks, highway to Melbourne and surrounds, Waurm Ponds Shopping Centre, local beaches, Geelong CBD, local shops, cafés, nature reserves, sporting ovals, playgrounds, walking tracks

*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 *