

35 Ashbury Boulevard, Armstrong Creek, Vic 3217



House For Sale

Thursday, 28 March 2024

35 Ashbury Boulevard, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Jayden McHenry
0417161107



Will Scmazzon
0488706144

\$690,000 - \$730,000

Easily accessible in Ashbury Estate with prime access into Geelong, Surfcoast and Bellarine Peninsula, this incredible family home boasts an expansive outdoor entertainment area, garage with rear drive through access and plenty more! Consisting of four generously sized bedrooms, two separate living zones and quality fixtures/fittings throughout, this home is sure not to last long. Flowing from the master suite, through to main living and dining area, onto the north-facing decked alfresco, dining and kitchen space and finally onto the second living area, secondary bedrooms, bathroom and laundry. An established rear garden with raised vegetable gardens is easily accessible through the garage with rear roller door access as well as the decked alfresco. Immerse yourself in a lifestyle of comfort and convenience with close proximity to Iona College, Geelong Lutheran College, Armstrong Creek School, Oberon High School, Armstrong Creek Town Centre, The Village Warrailly, walking and bicycle tracks as well as future sporting grounds and parkland. Kitchen – 20mm stone benchtops to the sizeable kitchen, front kitchen bench has breakfast bar overhang, double basin sink overlooking the north-facing alfresco, chrome fittings, pendant lighting and downlights, power points throughout, stylish 900mm stainless steel oven, stovetop and rangehood, dishwasher, walk-in pantry, tiled splashback, ducted heating and split-system air-conditioning and timber laminate flooring. Dining - Large open plan kitchen/dining/living area with wide North-facing and South-facing windows (all with roller blinds), pendant lighting and downlights, ducted heating and split-system air-conditioning, timber laminate flooring. Main Living - Located centrally within the home in conjunction with the kitchen and dining, glass sliding doors through to the decked alfresco and rear yard, timber laminate flooring, roller blinds, ceiling fan, ducted heating and split-system air-conditioning. Additional Living Space – Positioned behind the decked alfresco, light filled and offers various styles of living, entertainment and privacy dependant on it's use. Timber laminate flooring, pendant light and downlights, ducted heating, windows with roller blinds. Master Suite – Generously sized, located at the front of the home with a wrap-around walk-in robe and spacious ensuite. Carpeted, windows with roller blinds, ducted heating and split-system air-conditioning, down lights, ceiling fan. Ensuite - Shower with wall mounted/hand-held showerhead, single sink on a large 20mm stone benchtop vanity with ample storage, toilet, large mirror splashback, chrome fittings, shelving. Additional bedrooms – three bedrooms located at the rear of the home. Each carpeted, with built in robes, windows with roller blinds, ceiling fans to the two rear bedrooms and pendant light to the side bedroom, ducted heating to all. Main Bathroom - Shower with niche, raised bath, single sink and vanity with ample storage and chrome fittings, frosted window with plantation shutters, floor to ceiling tiles. Outdoor – The indoor flows perfectly to the showstopping north-facing deck and undercover alfresco with manicured grassed areas, garden beds with established plants and raised vegetable gardens. Additional concrete pathways surround the home providing additional support to the home. Well maintained front yard with established plants and landscaping. Mod cons: Stylish tiled splashback and drawered storage in the kitchen, modern and upgraded appliances, 20mm stone benchtops to the kitchen, ensuite and second bathroom. Laundry with trough, additional storage, built in cupboard and shelving. Additional built in linen cupboard. Direct access to the rear yard through the garage's rear roller door access. Downlights and ducted heating throughout. Ceiling fans to the master bedroom and two rear bedrooms. Split-system air-conditioning to the main living area and master bedroom. Incredible north-facing outdoor entertainment area with manicured grassed areas and garden beds. Ideal for: Growing families, downsizers, upsizers and investors. Close by local facilities: Iona College, Geelong Lutheran College, Armstrong Creek School, Oberon High School, Armstrong Creek Town Centre, The Village Warrailly, walking and bicycle tracks as well as future sporting grounds and parkland. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Burvilles Road, Boundary Road or Horseshoe Bend. Further access to the Barwon Heads Road and the Bellarine Peninsula via Boundary Road and Warrailly Boulevard.*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.