

35 Botanical Drive, Mount Duneed, Vic 3217

Sold House

Monday, 11 December 2023

35 Botanical Drive, Mount Duneed, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Luke Wallden
0459709832



Bella Hill
0400818708

\$575,000

Presenting an exceptional BRAND NEW entry level home in the heart of Mount Duneed, you can truly have it all with this dual level residence. Boasting high quality finishes and a neutral colour palette throughout, this stylish residence exudes a clean and crisp aesthetic that is waiting to be made your own. Step through the cleverly designed floorplan which flows seamlessly from the ground level to the second story. Ready to accommodate its lucky new owner, this low-maintenance home holds the privileged of having park frontage in Villawoods Armstrong Estate, that has facilities to accommodate all. This property is superbly situated within walking distance local parks, reserves, playgrounds, and cafes. It's also conveniently located just three minutes (approx.) away from the Armstrong Creek town centre. Kitchen: 20mm stone benchtops, Island bench with breakfast bar overhang & dual undermount sinks, tile splashback, 600mm integrated cooktop/oven/rangehood, overhead cabinetry, dishwasher, built in pantry, downlights, chrome fittings, timber laminate flooring, access to laundry and powder room. Living: Open plan kitchen/living/dining, downlights, split system heating and cooling, timber laminate flooring, high ceilings, roller blinds, sliding doors from living space to outdoor courtyard area creating that indoor/outdoor flow. Master suite: Spacious, carpet flooring, downlights, high ceilings, awning windows with roller blinds, wall heater, dual spacious built in wardrobes, study nook alcove upon entrance, Ensuite; tiled, semi-frameless large shower with tiling and handheld shower head, single basin and vanity, window with roller blinds, toilet, chrome fittings. Main bathroom: fully tiled semi frameless shower with handheld shower head, free-standing bath, single vanity and basin, separate toilet. Additional bedrooms: Located upstairs, carpet flooring, built-in robes in each, windows with roller blinds, downlights. Outdoor: Low maintenance front and backyard landscaping, grass, concrete path, full fenced, clothes line, concrete driveway, Balcony overlooking local park. Mod cons: NO BODY CORPORATE FEE's, understairs Laundry with trough and powder room, NBN/Opticomm access, extra toilet & powder room downstairs, downlights throughout, split system heating and cooling, stone benchtops, timber-laminate floor boards, BRAND NEW PROPERTY. Ideal for: first home buyers, couples, investors. Close by facilities: Armstrong Creek Town Centre, Club Armstrong, 9 Grams Cafe, sporting ovals, Mirripoa Primary School, local parks & walking tracks, highway to Melbourne and surrounds, Waurin 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*