

**35 McArthur Crescent, Armstrong Creek, Vic 3217**

**buxton**

**House For Rent**

Friday, 22 December 2023

35 McArthur Crescent, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Bronte Murphy  
0352282999



Sophie KennedyRush  
0352282999

## **\$520 per week**

Designed for the modern family, this contemporary home offers well-zoned living and entertaining, quality finishes and all the extras that make life easy. Conveniently situated within minutes of local parks, schools, 5 minutes (approx.) from all the amenities of Warralily Shopping Centre, on the gateway to the coast, 10 minutes (approx.) from Marshall Station and with easy access to the CBD, this location offers an ideal lifestyle in family friendly surrounds. Neatly presented, the property showcases modern textures and finishes from the façade to the elegant interiors. Off the entry, a well-appointed study provides a peaceful space to work from home. Further on, the master includes walk-in robes and a stylish ensuite featuring double vanity with stone benchtop, quality fittings and separate wc. Three additional bedrooms are located in a separate wing at the rear, all include built-in robes and are serviced by a modern family bathroom. The main living area offers a spacious open plan layout, providing an inviting space for everyday living and entertaining. The well-appointed kitchen features stone benchtops, quality stainless steel appliances including 900mm freestanding oven and cooktop, dishwasher, huge walk-in pantry, and is perfectly positioned to overlook the dining, living and undercover alfresco. Glass sliders create an effortless connection with the outdoor entertaining, perfect for the warmer months. A second living area provides a versatile space to retreat, relax, work from home or send the kids to play. Additional home features include central ducted heating and evaporative cooling throughout, spacious laundry with excellent storage provisions, double garage with direct internal entry, and landscaped gardens designed for low-maintenance upkeep. Great for families, nearby schools include St Catherine of Siena and Armstrong Creek Primary Schools, Oberon High, Iona College and St John's Lutheran College. Beautifully maintained and presented, this is an exceptional opportunity to secure an established home that is ready and waiting to be enjoyed! Available for a six month lease.