

# 35 Tranquility Crescent, Armstrong Creek, Vic 3217

## House For Sale

Sunday, 10 March 2024

35 Tranquility Crescent, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Jack Cassin  
0493112074



Jack Bartlett  
0488017646

**\$790k - \$850k**

Unique: Step into a realm of luxury at 35 Tranquility Circuit, Armstrong Creek. Nestled in the prestigious Harriott Estate, this high-spec, quality home redefines modern living with a perfect fusion of comfort and sophistication. This residence boasts an impressive layout featuring four spacious bedrooms, two quality bathrooms, and two expansive living zones. The thoughtful design extends to a double-car garage with rear roller door access, providing ample space for your vehicles and storage needs.

Key Features:

- Sunlit Spaces:** Upon entering, high ceilings and abundant natural light set a welcoming tone.
- Functional Design:** Featuring 4 generously sized bedrooms, an open-plan living, dining, kitchen area with a custom wine display, 2 bathrooms, and a laundry.
- Spacious Master Suite:** Highlighting an ensuite and walk-in robe, offering a luxurious retreat zoned at the front of the home.
- Multi-Purpose 2nd Living Area:** Providing versatility as a home office, theatre, or kids' playroom.
- Oversized Kitchen:** A chef's delight with a walk-in pantry, dishwasher, 900mm oven, cooktop, gold tap, gold downlights, feature lighting, and sweeping Caesarstone waterfall benchtops.
- Outdoor:** Situated on a generous 448m<sup>2</sup> land parcel providing ample backyard space for the kids and pets to run wild.
- Heating & Cooling:** Mitsubishi refrigerated cooling and ducted heating ensure year-round comfort.
- Location:** Prime position in Armstrong Creek's prestigious Harriott Estate. Close proximity to essential amenities, including Warralily Shopping Centre.
- Orientation:** North-facing aspect for natural light and warmth.
- Security Features:** The alarm system and intercom doorbell provide peace of mind.
- Proximity to Amenities:** An abundance of Armstrong Creek walking tracks and bike paths, 10 minutes to Barwon Heads, and a short drive to Marshall train station.
- Accessibility:** 15 minutes to Geelong CBD, Waterfront, Botanical Gardens, Deakin Uni, and the Epworth Hospital.

Essence: Elegance, Comfort, Convenience

Please note that all information provided by Pavilion Property is in good faith and derived from sources believed to be accurate and current at the date of publication. Pavilion Property acts as a conduit for this information and advises prospective purchasers to conduct their own inquiries. Pavilion Property will not be liable for any loss resulting from actions or decisions made in reliance on the provided information.