

36 Abode Street, Armstrong Creek, Vic 3217

Sold House

Monday, 8 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$675,000

Explore the epitome of family living in this expansive 4-bedroom residence, thoughtfully upgraded for optimal comfort and flexibility. Nestled in the serene Sanctuary Estate, this home provides a tranquil and secluded haven for you and your family. With a well-designed floor plan, storage will never be an issue. The standout feature is its secluded location, generously backing onto the reserve, providing abundant space for children and pets to roam freely. Whether you're hosting guests, enjoying family time, or seeking serene moments, this remarkable home caters to diverse needs. Seize the opportunity to make this dream home yours.

Kitchen: 40mm stone bench tops, island bench with breakfast bar overhang & power points, dual in-set sink with matte black tap, 900mm stainless oven/cooktop & range hood, dishwasher, fridge cavity, microwave provision, tile splash back, overhead cabinetry, pot draws, timber laminate flooring, matte black handles, spacious walk in pantry with ample storage/shelving and swinging shutter doors.

Living: Open plan adjoining kitchen/living/dining area, timber laminate flooring, dimmable downlights, window with plantation shutters, ducted heating, evaporative cooling, glass sliding stacker doors to undercover alfresco, modern colour scheme.

Master bedroom: Spacious, feature wall, carpet, windows with sheers & roller blinds, ducted heating, evaporative cooling, dimmable downlights, generous walk in robe, Ensuite: Tiled, semi frameless shower with niche, fixed upgraded showerhead, window with blinds, upgraded matte black fittings, single feature basin & vanity, 20mm stone benchtop, mirror, toilet

Additional bedrooms: Carpet, spacious, windows with blinds & curtains, ducted heating, evaporative cooling, built in robes, feature walls

Sitting room: timber laminate flooring, dimmable downlights, windows with roller blinds, ducted heating, evaporative cooling

Main bathroom: Semi frameless shower with shower niche & fixed showerhead, upgraded matte black fittings, bath, single basin and vanity, 20mm stone benchtop, mirror splash back, separate toilet, downlights

Outdoor: Backyard; Undercover extended decked alfresco area, Fully landscaped, established grass backyard and shrubbed garden beds, garden shed, concrete path, gate access to reserve, side gate access, rear garage access, Front yard; well maintained grass, concrete driveway and porch path, feature step entrance, established gardens beds and trees.

Mod cons: Landscaped gardens, ducted heating & evaporative cooling throughout, laundry with trough and linen cupboard, additional storage, chrome fittings, double car garage with internal and external access, single side gate access, roller blinds, NBN/Opticomm access, NO BODY CORPORATE, plantation shutters, stone benchtops, downlights

Ideal for: Growing families, First Home Buyers, Investors, Downsizers, Couples

Close by local facilities: Warralily Village shopping centre, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Armstrong Creek School, Geelong, Barwon Heads, Torquay, Armstrong Creek Town Centre, Waurm Ponds Shopping Centre

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