

36 Naturaliste Way, Armstrong Creek, Vic 3217



Sold House

Tuesday, 15 August 2023

36 Naturaliste Way, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Blake Pilkington
0422856815

\$1,075,000

Defined: Defined by decadent lifestyle appeal and lakeside prestige, this north-south facing residence plays host to unforgettable enjoyment across two well-appointed levels, embracing holiday-like living with sleek designer flair. Championing water aspects and contemporary design elements across generous interiors, a traditional floorplan flaunts a strong indoor/outdoor connection while balancing ground-floor entertaining parameters with light-filled accommodation quarters. First-class quality and a versatile design are the hallmarks of this sensational family home, with premium details including timber flooring, raised ceiling heights both upstairs and down, soundproof and insulated intermediate floor, keyless entry with Reolink doorbell, and opulent stone benchtops reinforcing everyday luxury. Offering 39sq of exceptional living for growing families, a conscious effort to reduce its environmental impact ensures the home's lavish appointments are complemented by an above 6-star energy rating and double glazed windows (not all, but most).

Considered: Kitchen: Sleek and sophisticated, an entertainer's kitchen with galley and generous walk-in pantry presents with 80mm stone island bench with breakfast bar and sweeping 40mm stone benchtops, ample soft-close cabinetry with shark nose design, dual Fisher and Paykel wall ovens and dishwasher, gas cooktop, pendant lighting, oversized fridge cavity with plumbing and statement picture window anchored by a dual sink. A secondary sink helps confine mess to the walk-in pantry. Open Plan Living: Light-filled and spacious, living and dining dimensions spill beyond the entry with a rear large stacker door opening to the backyard. Feature pendant defines the dining zone, with evaporative cooling and gas ducted heating providing comfort throughout. Space for a study spans the adjoining wall, if required. A floating timber staircase with feature lighting connects ground and first-floor accommodation. Additional Living: Ground-floor formal lounge with feature corner window, plush carpet and front-facing lake aspect. A games room presents first-floor space for children away from the main domain, with timber-topped study nook, high-quality wool carpet with upgraded underlay, VJ panelling, and a continued neutral colour palette. Master Suite: Double door entry reveals opulent ambience with open ensuite with large dual vanity with 40mm stone, private toilet and twin shower with dual shower heads (both rainfall and handheld) and oversized niche. A spacious walk-in robe accommodates those with an appreciation for fashion, while french doors open to a private front-facing balcony. Additional Bedrooms: Generous in space and light, each with built-in robes. Main Bathroom: Centred via the additional bedrooms, complete with free-standing bath, separate toilet and shower with niche and tiled shower base. Outdoors: Front landscaped gardens balance a minimal rear yard with under-grass drainage, ready for creative enhancement across a 448sqm (approx.) allotment complete with side gated (lockable) access and side concrete pathways. Luxury Inclusions: Wide entryway with large, solid timber front door, sheer s-fold curtains, downlights throughout, stone benchtops throughout all bathrooms, and laundry with large storage wall, ample bench space and cabinetry. A double garage with oxy floors comes complete with wall lights and extra power points. Close by Facilities: Armstrong Creek School, Oberon High School, Anchorage Park Playground, Bighthouse Early Learning, Armstrong Green Village and St Catherine of Siena Primary School. Ideal For: Growing families searching for space and style. *All information offered by Oslo Property 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 Oslo Property 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. Oslo Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.*