

37 Bridgewater Circuit, Armstrong Creek, Vic 3217



House For Sale

Wednesday, 15 May 2024

37 Bridgewater Circuit, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



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\$670,000-\$730,000

This incredible family home caters to all the essentials and luxuries for the growing family. Boasting an expansive outdoor entertainment space, gated side access to the home, two sizeable living spaces, three spacious bedrooms including a delightful master suite with walk-in robe and ensuite ensuring all year comfort for the entire family. The seamless connections between both the kitchen/dining/living area and second living area to the stunning North-facing outdoor entertainment space makes this home an ideal venue for hosting family and friends all year round. This property offers easy access to a laid-back lifestyle, perfectly positioned between the Armstrong Creek School, Oberon High School, Armstrong Creek Sharks Football & Netball Club, Blue Bird Child Care and the Village Warralily. All while being a short drive from the Geelong CBD.

Kitchen - 40mm benchtops with breakfast bar overhang, double basin sink, chrome and matte black fittings, pendant lighting and downlights, power points throughout, 900mm stainless steel oven/stovetop and rangehood overlooked, ducted heating, gas fireplace and split-system air-conditioning, built-in pantry, tiled splashback and flooring.

Dining - Large open plan living/dining area with wide windows and glass sliding doors, both with roller blinds leading through to the unbelievable undercover and decked outdoor living space, downlights, ducted heating, gas fireplace and split-system air-conditioning, tiled flooring.

Main Living - Located at the rear of the house in conjunction with the kitchen and dining, tiled, glass sliding doors with roller blinds lead to the undercover and decked outdoor living space as well as the rear yard, ducted heating, gas fireplace and split-system air-conditioning.

Additional Living Space - The second living space is located centrally within the home with a separate entrance onto the outdoor living space. Spacious and offers various styles of living, entertainment and privacy dependant on its use. Carpeted, with pendant lighting and ducted heating.

Master Suite - Generously sized and located at the front of the home, it showcases a large walk-in robe that flows through to the ensuite. Carpeted, East-facing windows with roller blinds, ceiling fan and ducted heating.

Ensuite - Large shower with wall mounted and hand-held showerhead, single sink and large vanity with an abundance of storage, toilet, large mirror splashback and chrome fittings.

Additional bedrooms - two additional bedrooms are located on the Southern side of the home. Both of which are carpeted, have built-in robes as well as windows with roller-blinds, ceiling fan and ducted heating.

Main Bathroom - Shower with wall mounted and hand-held showerhead, raised bath, single sink and vanity with ample storage and chrome fittings, frosted window.

Outdoor - The indoor flows perfectly to the great size decked and undercover alfresco with additional gated side access to the rear yard, garden beds with established plants and cubby house. Well maintained front yard with established plants, exposed aggregate driveway and side access.

Mod cons: Modern and upgraded appliances, ceiling fans to each bedrooms. Gorgeous laundry with trough and full of storage storage as well as built-in linen cupboard. Downlights, ducted heating and split-system air conditioning throughout. Two living areas across the home. Double car garage with rear door access to rear yard, internal access to the home as well as gated side access to the rear yard.

Ideal for: Growing families, downsizers, first home buyers and retirees.

Close by local facilities: Armstrong Creek School, Oberon High School, Armstrong Creek Sharks Football & Netball Club, Blue Bird Child Care and the Village Warralily., all while being a short drive from the Geelong CBD.*

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