

# 38 Montagna Circuit, Armstrong Creek, Vic 3217

## Sold House

Friday, 17 May 2024

38 Montagna Circuit, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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**\$775,000**

This flawless family home caters to all the essentials and luxuries for a growing family. Boasting a gorgeous colour palette and fitout across four generously sized bedrooms, three living areas, two well-appointed bathrooms and perfectly designed kitchen, the home is designed for optimal family living. The seamless connection between the kitchen/dining/living area and the outdoor entertainment space makes this home an ideal venue for hosting family and friends any time of the year. Positioned in a superb and convenient location near Warralily Shopping Centre, St Catherine's Primary School, parks, and educational centers, it provides easy access to Geelong, Bellarine Peninsula, and the entire Surf Coast. Embrace a lifestyle like no other in this fantastic locale.

**Kitchen** - Open plan kitchen with 40mm marble benchtops with breakfast bar overhang to the island bench, double basin sink, matte black fittings, pendant lighting and downlights, power points throughout, stylish black oven with stainless steel stovetop and integrated rangehood, ducted heating and split-system air-conditioning, walk-in pantry with additional cabinetry, herringbone tile splashback, timeless cabinetry and colour palette throughout.

**Dining** - Large open plan kitchen/dining/living area with wide windows, sheer curtains and roller blinds, downlights, ducted heating and split-system air-conditioning, glass sliding door to the outdoor entertainment space.

**Main Living** - Located centrally within the home in conjunction with the kitchen and dining, ducted heating and split-system air-conditioning, roller blinds and sheer and blackout curtains.

**Additional Living Space** - Two additional living spaces spread out through the home, each spacious and offers various styles of living, entertainment and privacy dependant on their use. The North living space is carpeted with ducted heating, ceiling fans as well as a wide window with sheer curtains. The Southern facing retreat includes ducted heating, windows with plantation shutters.

**Master Suite** - Generously sized and located at the front of the home, it showcases a large wrap around walk-in robe and elegant ensuite, windows with sheer and blackout curtains, carpeted, down lights, ceiling fan and ducted heating.

**Ensuite** - Large wall-to-wall shower with wall mounted and handheld showerhead and shower niche, dual single sink on a large 20mm stone benchtop vanity with ample storage, private toilet, two circular mirrors, floor to ceiling tiles and matte black fittings.

**Additional bedrooms** - three bedrooms throughout the home. Each carpeted, with built in robes and ceiling fans, carpeted, windows with roller blinds or plantation shutters.

**Main Bathroom** - Shower with niche, raised bath, floor to ceiling tiles, single sink on a 20mm stone benchtop vanity with ample storage and matte black fittings, window with roller blinds.

**Outdoor** - The indoor flows perfectly to the great size decked and undercover alfresco equipped with downlights and ceiling fan, low maintenance grassed area and garden beds with established plants. Landscaped front yard with low maintenance gardens. Cat containment fencing surrounding the rear yard.

**Mod cons:** Stylish and modern fitout throughout with upgraded appliances and inclusions. Laundry with 20mm stone benchtop, subway tile splashback, sink and great amount of storage, both overhead and under bench, built in linen cupboard to the laundry as well as large walk-in linen cupboard to the entry of the home. Ducted heating, split-system air-conditioning and ceiling fans. Three living areas across the home. Double car garage with internal and rear door access. Low maintenance garden areas to the front and rear of the home. Ideal for: Growing families, downsizers and investors. Close by local facilities: Local Parks and Playgrounds, Nearby Walking Tracks, Existing and Future Wetlands, Easy Access to Barwon Heads Road, The Warralily Village, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, Bellarine Peninsula and the Geelong CBD.\*All information offered by Armstrong Real Estate 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 Armstrong Real Estate 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. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.