

38 Reeve Avenue, Armstrong Creek, Vic 3217

Sold House

Thursday, 11 January 2024

38 Reeve Avenue, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 476 m2

Type: House



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\$770,000

With direct views to peaceful established walking tracks and nature reserve in sought after Warralily Estate, you will be impressed from the entrance of the home through to the rear. Step through this functional floor plan that will accommodate all your desires. Each space is appropriately complimented with stylish and tasteful upgrades that certainly enhance each room in one way or another. With 3 bedrooms, 2 separate living areas and an additional study zone, this will appeal to many. Externally, with a grand undercover entertaining space, the low maintenance back and side yard is the perfect solution to those looking to enjoy the convenience of a lock and leave home. In close proximity to all amenities, highway access and recreational options - this won't last long!

Kitchen: 40mm stone island bench with breakfast bar overhang, walk in butlers pantry with stone bench tops, feature tile splashback, double undermount sink, timber laminate flooring, 900mm gas cooktop & oven, dishwasher, pendant lighting, down lights, excess storage, detailed overhead cabinetry, extended wrap around bench space

Living area: open plan adjoining living/kitchen/dining, timber laminate flooring, down lights, large windows, sliding stacker doors along side of home and leading into outdoor undercover entertaining area, hydronic heating, fireplace, ceiling fan, upgraded evaporative cooling, built in cupboards for additional storage

Master bedroom: carpet, hydronic heating, ceiling fan, down lights, large feature window with shutter blinds, walk in wardrobe with hanging space and shelving

Ensuite: tiled, double vanity & basin with extended stone benchtop, , generous storage, extended shower, shower niche, feature tile splashback, heated towel rail, windows with shutter blinds, separate toilet

Second living: semi secluded, carpeted, down lights, large windows with shutter blinds, upgraded evaporative cooling, hydronic heating

Study: semi secluded, carpeted, windows with shutter blinds, hydronic heating upgraded evaporative cooling

Additional bedrooms: carpet, hydronic heating, ceiling fan with light, walk in wardrobes, roller blinds, upgraded evaporative cooling

Main bathroom: stone single basin & vanity, fully tiled shower, bath, frosted window, tile splash back, feature mirror, separate toilet

Outside: Grand outdoor decked undercover area with outdoor blinds, low maintenance yard, synthetic grass, concrete around the home, outdoor power points, tiled fire pit area, solar panels, decking stairs to the front of home, aggregate concrete driveway, Hamptons style façade, side gate access

Mod cons: stone bench top in laundry with cabinetry, feature tile splashback, linen/storage closet, downlights, upgraded evaporative cooling, hydronic heating, double car lockup garage with roller door, , low maintenance front yard, solar panels, hamptons style façade, decking area, shutter blinds, butlers pantry

Location: Nearby Armstrong Town Centre, Surfcoast Hwy and public transport. Across the road from a nature reserve and walking trails, playgrounds, Busy Bees Daycare, Geelong Lutheran College, 5 minutes to the Ring Road, 10 minutes to Torquay, Barwon Heads and Geelong. *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. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS*