

**40 Armstrong Street, Laverton, Vic 3028**

**House For Sale**

Saturday, 9 December 2023



**40 Armstrong Street, Laverton, Vic 3028**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sunny Kumar



Daniel Kennedy  
0439391073

**\$619,000 to \$659,900**

Stockdale & Leggo is delighted to unveil an exquisite opportunity for a fortunate family to conclude their home search this Christmas. Nestled in the brand-new Annabelle Laverton development, this townhouse seamlessly combines serenity, style, and nature. Location Highlights: • Only 500m from Laverton P-12 College, a quick 2-minute drive or a leisurely 7-minute walk. • Merely 1km from McCormack Park, boasting a beautiful kids' play park, skatepark, and lush green landscapes. • Just 1km from Laverton Swim & Fitness Centre, offering a community indoor swimming pool, sauna, and gym. • A short 1.3km from Laverton's shops, restaurants, and more. Features of Your New Home: Ground Level: • Sunlit lounge room with expansive street-facing windows. • Open and free-flowing meals, living, and kitchen area with direct backyard access. • Modern tiled kitchen with ample storage and quality stainless steel cooktop and oven. • Guest powder room for added convenience. • Reverse Cycle Split system. • Elegant wooden flooring throughout the ground level. • Low-maintenance backyard with a storage shed. • Single secured garage with remote access. • Rainwater tank for sustainable water usage. Upstairs: • Three spacious bedrooms with built-in robes and large windows for natural light. • Master bedroom with ensuite featuring stylish tiles. • Central bathroom with a bathtub for relaxation. This modern townhouse caters to all needs for a comfortable and contemporary lifestyle in a prime location. Act Fast! Don't Miss Your Chance! Disclaimer: Please note that all information in this advertisement is accurate to the best of our knowledge. We recommend interested parties undertake their due diligence. Open for inspection times are subject to change; please check online on the day for the latest information. For more details or to schedule a viewing, contact Stockdale & Leggo today.