

# 44 Motion Drive, Mount Duneed, Vic 3217

## House For Sale

Wednesday, 8 November 2023

44 Motion Drive, Mount Duneed, Vic 3217

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 467 m2

Type: House



Seka Powell  
0409235245



David Graham  
0450800552

**\$979,000 - \$1,065,000**

Thoughtfully designed and beautifully appointed, this family 37 square (approx.) residence built in 2022 has a flexible living arrangement and is a must to inspect. Conveniently located moments to Waurin Ponds Train Station, Surf Coast Hwy for an easy commute to Geelong CBD & Torquay. Armstrong Creek Town Centre, Mirriposa Primary School and beautiful parkland & playgrounds are all within easy reach. The ground floor offers a separate theatre room and an open and spacious dining/living room. An entertainer's kitchen is at the heart of this home and is the perfect backdrop for extended gatherings complete with a large walk-in pantry and quality stainless steel appliances. From here, sliding doors lead to a large alfresco space perfect for year-round entertaining with zip track blinds and 6 burner BBQ. A guest bedroom on the ground floor complete with an ensuite and walk-in robe provides flexibility to suit your family requirements. A separate powder room, laundry with adjacent linen cupboard and an oversized double garage completes the ground floor. Upstairs provides a third living space, a study (or additional bedroom) and a further four bedrooms with a WIR or BIR, family bathroom (sep. WC) and a master bedroom suite complete with an ensuite and WIR for essential privacy. Other highlights include side access for caravan/trailer (4m wide access), 3x3m shed, ducted heating, evaporative cooling, double glazing, a 6.5kW solar system and beautifully landscaped 467m<sup>2</sup> (approx.) allotment. In the owners words..."It's such a safe diverse community. We love being able to walk everywhere, Armstrong Creek Shopping Centre, 9 Grams Cafe, the bus stop and train station. The kids don't have to rely on us to drive them everywhere. It's wonderful when Mum visits she had her own bedroom and ensuite for privacy." You will be proud to call this house home. Act now!