

44 Silver Wattle Road, Mount Duneed, Vic 3217



House For Sale

Friday, 3 May 2024

44 Silver Wattle Road, Mount Duneed, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Callen Lowther
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\$720,000-\$790,000

Located on a serene street in the highly coveted Mount Duneed area, this stunning four-bedroom residence presents a spacious and meticulously designed layout tailored to accommodate various lifestyles. Spanning across two floors, the lower level boasts three distinct living spaces, comprising an inviting front sitting room, a semi-secluded theater room, and a generously proportioned open-plan kitchen/living/dining area seamlessly connected to a blank canvas backyard. Journeying upstairs via the central staircase reveals the master suite, three spacious bedrooms arranged around a third lounge area, and a semi-secluded study or home office. Just a brief stroll away lie Club Armstrong and the adjacent nature reserve, while the area's expanding array of parks, playgrounds, cafes, and shops are easily accessible. Don't let this rare opportunity slip away to embrace the Mount Duneed lifestyle and craft your ideal living experience!

Kitchen: Fully equipped with a 900mm oven, cook top and range hood with tile splash back, overhead cabinetry and soft closing cupboard, walk in pantry with shelving, designated space for a double door refrigerator, stone 40mm bench tops including throughout, island bench with breakfast bar overhang, dishwasher and microwave inset, chrome fittings, downlights and batten lights. **Living:** Expansive open plan adjoining kitchen/living/dining, timber laminate flooring, downlights, copious amounts of natural light, ducted heating, split system cooling, roller blinds, glass sliding doors to the blank canvas backyard area. **Downstairs Theatre & Sitting Room:** semi-secluded, carpet, roller blinds, ducted heating downlights. **Fourth upstairs living:** carpet, roller blinds, downlights, ducted heating, access to upstairs balcony area. **Master bedroom:** Spacious, carpet, large his & hers section walk in robe, ducted heating, large windows with roller blinds, Luxe En-suite; floor to ceiling tiles, extended his and hers vanity with storage, 20mm stone benchtop, toilet, double semi-frameless shower, roller blind, chrome fittings, large mirror with storage. **Additional four bedrooms:** All spacious, carpet, roller blinds, built in walk in robes, ducted heating, downlights. **Family bathroom:** Stylish and modern, floor to ceiling tiles, single vanity with basin & storage, 20mm stone benchtop, bath, semi-frameless shower, separate toilet, frosted window, chrome fittings. **Mod cons:** Large laundry with trough & loads of linen storage, timber laminate flooring, glass sliding door access to backyard, ducted heating throughout, remote controlled double lockup extended garage, downlights, stone benchtops throughout. **Ideal for:** families, upsizers, couples, investors **Close by facilities:** Armstrong Creek Town Centre, Club Armstrong, 9 Grams Cafe, sporting ovals, Mirripoa Primary School, local parks & walking tracks, highway to Melbourne and surrounds, Waurin Ponds Shopping Centre, local beaches, Geelong CBD, local shops, cafés, nature reserves, sporting ovals, playgrounds, walking tracks*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***