

# 45 Orland Circuit, Charlemont, Vic 3217

GEELONG REAL ESTATE CO.

## House For Sale

Wednesday, 10 April 2024

45 Orland Circuit, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

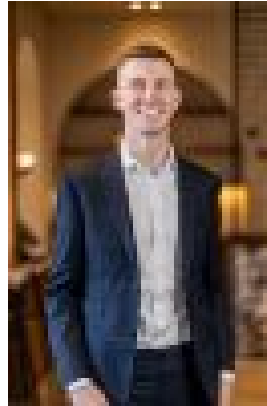
Parkings: 1

Area: 231 m2

Type: House



Jess Templeton  
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Lachlan Wilson  
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## **\$539,000-\$579,000**

This meticulously maintained home offers a dream opportunity for first-time homebuyers, families, downsizers, and investors alike. Inside, the impressive floor plan features light-filled interiors which are enhanced by fresh laminate timber flooring. The open plan living and dining area, which also leads out to the undercover decked alfresco creates an ideal setting for intimate gatherings, creating the perfect outdoor/indoor entertaining scene. The kitchen unites style and practicality with stone benchtops and stainless-steel appliances (dishwasher and 900mm oven/gas cooktop). The large walk-in pantry also acts as the laundry offers plenty of space and storage. The main bedroom delights with a walk-in robe and en-suite, while two additional bedrooms with built-in robes share proximity to the central main bathroom. A spacious linen press and separate toilet complete the well thought layout of this beautiful home. For your comfort, the house is serviced by ducted heating keeping you cosy all year round. The remote single garage features internal access and, together with the driveway, provides ample off-street parking. Tucked away in a peaceful pocket of thriving Charlemont, a location like this is hard to come by. Just a stone's throw from the local park and conveniently located less than 4km from Armstrong Creek School, Grovedale Primary School and Iona College, this house is well-situated for family living. All amenities are within reach with both the Village Warralily Shopping Centre and HomeCo. Armstrong Creek Town Centre just a moment's drive away. You are perfectly positioned to take advantage of all that the Geelong CBD and the Surf Coast have to offer, being just a short drive from the heart of each of these locations. Estimated rental return: \$460-\$480 per week