

# 46 Spirit Crescent, Armstrong Creek, Vic 3217

## House For Sale

Wednesday, 12 June 2024

46 Spirit Crescent, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 328 m2

Type: House



Teegan Edwards  
0400105085



Jayden McHenry  
0417161107

**\$600,000-\$640,000**

Situated in the sought-after location in the Sanctuary Estate, located nearby reserves, parks and playgrounds nestled in with nature. This modern 3-bedroom home offers luxurious living spaces and convenient amenities. Dual living zones and a naturally lit open plan living area designed to maximize natural light and create a warm and inviting atmosphere which flows through to the outdoor space. The interior colour scheme carefully selected to reflect that of the surrounding bush land and landscape. The master bedroom is a haven of relaxation, complete with a private ensuite and a generous walk-in robe. Two additional bedrooms provide plenty of space for family members or guests. The second bathroom is well-appointed and conveniently located central to the home. Outside, the low-maintenance backyard offers the perfect space for outdoor entertaining or enjoying a quiet afternoon in the sun. The front garden was designed to attract native birdlife. Located in the thriving suburb of Armstrong Creek, this property is close to schools, parks, shopping centers, and public transport. Enjoy the convenience of nearby amenities while still experiencing the tranquility of suburban living. The home is situated in a quiet and pleasant community, with friendly neighbours and serene environment. Ideal for: First Home Buyers, Investors, Couples & Downsizers Close by local facilities: Armstrong Creek Town Centre, Warralily Village Shopping Centre, Waurm Ponds Shopping Centre, Marshall Train Station, Waurm Ponds Train Station, Geelong ring road to Melbourne, Geelong Lutheran College, Iona College, Armstrong Creek School, St Catherine of Siena Catholic Primary School, Busy Bees Child Care, Geelong (15 mins), Barwon Heads (15 mins), Torquay (12 mins)\*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\*