

# 47 Avonbury Drive, Armstrong Creek, Vic 3217

GEE LONG REAL ESTATE CO.

## House For Sale

Tuesday, 20 February 2024

47 Avonbury Drive, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alex Selway  
0421564458



Michaela Miller  
0412461195

**\$570,000 - \$590,000**

This ideally located and near new home is an outstanding offering for first home buyers and investors alike. Located in the established Anchoridge Estate, this residence offers the ultimate convenience, with schools and shopping centres just a stone's throw away. Embrace the vibrant lifestyle that Armstrong Creek has to offer, where convenience seamlessly blends with comfort. Maximising the block, this home offers 3 bedrooms, 2 living rooms, 2 bathrooms and a double car garage. Extra features include upgraded cabinetry, dual split system air conditioning & timber look flooring. On your doorstep is the magnificent Surf Coast & Bellarine regions, beckoning you to explore its natural wonders and indulge in a myriad of outdoor activities. Just a short drive to pristine beaches and breathtaking hiking trails, the Surf Coast & Bellarine regions offer an abundance of opportunities to immerse yourself in nature's beauty. Discover the thrill of catching the perfect wave or simply relax and unwind in the local coffee haunts of Barwon Heads and Torquay - the choice is yours. Whether you are a first-time buyer embarking on a new chapter or an investor seeking a lucrative opportunity for a rental return of approx. \$480 - \$500pw, 47 Avonbury Drive caters to your needs. Its prime location, coupled with its immense value, makes it a standout choice in the market. Embrace the chance to own a property that combines convenience, comfort, and potential for growth. Close by local facilities: -Child Care Centres-Primary Schools-Secondary Schools-Sporting Grounds-Award Winning Anchoridge Playgrounds-Armstrong Creek Town Centre-Easy Access to Surf Coast, Geelong and Barwon Heads