

51 Iris Loop, Armstrong Creek, Vic 3217

House For Sale

Wednesday, 12 June 2024

51 Iris Loop, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 512 m2

Type: House



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\$740,000 - \$790,000

This sophisticated family residence caters to all the essentials and luxuries for the growing family. Residing on a 512sqm approx. allotment and surrounded by an array of premium homes, parkland and walking tracks, this sensational residence showcases the epitome of family living, unforgettable entertaining and relaxed accommodation. This property offers easy access to a laid-back lifestyle, perfectly positioned between the Surfcoast Highway, Armstrong Creek Town Centre, Busy Bees Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School and Oberon High School. Embrace a lifestyle like no other in this fantastic locale.

Kitchen – Open plan kitchen complete with a double basin sink set on 20mm stone benchtops with a breakfast bar overhang to the island bench. Rear kitchen bench space features an integrated 900mm oven and stovetop. Built-in pantry with a double-glazed window and blackout blind, fantastic sized fridge cavity, pendant lighting, gas ducted heating and 7kw Daikin inverter reverse-cycle split system. **Dining** - Large living/dining/family area with a plethora of natural light from the North and West facing double-glazed windows. Complete with blackout blinds, external awnings, ducted heating and 7kw Daikin inverter reverse-cycle split system.

Main Living - Located to the rear of the house in conjunction with the kitchen and dining space. The area features ducted heating and a 7kw Daikin inverter reverse-cycle split system, wide double-glazed windows to the West with blackout blinds and external awnings, timber laminate flooring as well as glass sliding/security doors leading to the decked outdoor living space and rear yard.

Additional Living Spaces – Spacious and offers various styles of living, entertainment and privacy dependant on their use. The front living space provides a comfortable and spacious abode with carpet, ducted heating, South-facing double-glazed windows with sheer curtains and blackout blinds. An additionally study is situated towards the rear of the home down the side passage and offers the perfect nook for a home office.

Master Suite – Generously sized and situated centrally within the home, it showcases a spacious walk-in robe and a great sized ensuite. Ducted heating, carpeted, East-facing double-glazed windows with day and night blinds as well as an external awning.

Ensuite – Tiled shower with wall mounted and handheld showerhead, single basin on a large benchtop vanity with an abundance of storage, toilet, mirrored and tiled splashback, chrome fittings and a frosted window with blackout blinds.

Additional bedrooms – Three additional bedrooms are located to the Eastern and North side of the home. All of which are carpeted, have built-in robes, ducted heating, double-glazed windows with day and night blinds as well as external awnings.

Main Bathroom - Shower with wall mounted and hand-held showerhead, shower niche, raised bath overlooked by frosted windows with roller blinds, single sink and vanity with ample storage, chrome fittings, tiled and mirrored splashback.

Outdoor – The indoor flows perfectly to the North-facing undercover and decked outdoor entertainment area and expansive rear yard complete with lush grassed areas, raised vegetable patches and established plants/trees. Concrete pathing surrounding the home. Landscaped front yard with established plants, exposed aggregate driveway, grassed area as well as a decked entry to the home.

Mod cons: A fantastic 6.9 star energy rating complete with double-glazed windows throughout, seven exterior awnings, 5.67Kw solar panels and under roof thermal blanket. Upgraded appliances, one external and five internal Ring security cameras, ducted heating and 7kw Daikin inverter reverse-cycle split system, Rinnai continuous hot water system with two temperature controls, two living areas plus a study across the home. Large 6m x 6m double car garage with rear door access to rear yard and internal access to the home.

Ideal for: Growing families. **Close by local facilities:** Local Parks and Playgrounds, Easy Access to Surfcoast Highway, Armstrong Creek Town Centre, Busy Bees Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School and Oberon High School.

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