

52 Naturaliste Way, Armstrong Creek, Vic 3217

House For Sale

Saturday, 13 April 2024

Armstrong
REAL ESTATE

52 Naturaliste Way, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 221 m2

Type: House



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\$590,000 - \$630,000

Located with park frontage to the North, this flawless family townhome caters to all the essentials and luxuries for a growing family. Boasting an expansive outdoor entertainment space, a delightful master suite with a spacious walk-in robe, and two additional bedrooms, each equipped with walk-in wardrobes and ceiling fans, ensuring all year comfort for the entire family with wall mounted heating and split-system air-conditioning. The stylish kitchen features 20mm stone benchtops with timeless cabinetry, complete with a built-in pantry for ample storage. The seamless connection between the kitchen/dining/living area and the stunning outdoor entertainment space makes this home an ideal venue for hosting family and friends. Positioned in a superb and convenient location near Warralily Shopping Centre, St Catherine's Primary School, parks, and educational centers, it provides easy access to Geelong, Bellarine Peninsula, and the entire Surf Coast. Embrace a lifestyle like no other in this fantastic locale.

Kitchen - Open plan kitchen, 20mm stone benchtops with breakfast bar overhang to island bench, single sink, chrome fittings, downlights, power points throughout, semi-integrated 600mm oven, stovetop and rangehood, wall mounted heating and split-system air-conditioning, built-in pantry, tiled splashback and timber laminate flooring.

Dining - Large open plan kitchen/dining area with plenty of natural light and glass sliding doors and security sliding doors through to the undercover outdoor living space, downlights, wall mounted heating and split-system air-conditioning, timber laminate flooring.

Main Living - Located at the front of the home in conjunction with the kitchen and dining, timber laminate flooring, day and night roller blinds, sheer curtains, wall mounted heating and split-system air-conditioning.

Master Suite - Generously sized, located on the West side of the home on the upper level and showcases a large walk-in robe. Carpeted, windows with day and night roller blinds, down lights, ceiling fan, wall mounted heater.

Ensuite - Large shower with wall mounted showerhead, single sink and large 20mm stone benchtop vanity with ample storage, plantation shutters, toilet, large mirror splashback and chrome fittings.

Additional bedrooms - two additional bedrooms located on the upper level. Each carpeted, with walk-in robes, windows, North bedroom has day and night roller blinds and the East bedroom has roller blinds, ceiling fans in both bedrooms. North bedroom also features a wall mounted heater.

Main Bathroom - Shower, raised bath, single sink and 20mm stone benchtop vanity with ample storage and chrome fittings, window with plantation shutters.

Outdoor - The indoor flows perfectly to the great size decked and undercover alfresco, complete with ceiling fan and VJ panelling feature wall. Garden shed and great grassed area. Stylish and modern façade with well maintained front yard and established plants overlooking the parkland.

Mod cons: Modern, upgraded and semi-integrated appliances, 20mm benchtops throughout the home. Electric roller blinds. European laundry with trough and ample storage, built-in linen cupboard. Downlights, wall mounted heating and split-system air conditioning. Wall mounted heaters and skylight to the upper level. Walk-in robes and ceiling fans to each bedroom. Stylish façade with park frontage. Expansive decked alfresco with VJ panelling feature wall and ceiling fan. Single car garage with additional rear door access to rear yard, garden shed and low maintenance front yard with mature gardens.

Ideal for: Growing families. Close by local facilities: Local Parks and Playgrounds, Nearby Walking Tracks, Existing and Future Wetlands, Easy Access to Barwon Heads Road, The Warralily Village, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, Bellarine Peninsula and the Geelong CBD.*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.