

# 53 Fleurieu Circuit, Armstrong Creek, Vic 3217

## House For Sale

Wednesday, 12 June 2024

53 Fleurieu Circuit, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Teegan Edwards  
0400105085



Ben Wallis  
0409215489

## **\$649,000-\$699,000**

Welcome to this stunning 4-bedroom, 2-living family home situated in the Anchoridge Estate. With its modern design and convenient location, this property offers the perfect combination of style and functionality. Upon entering the home, you will be immediately impressed by the spacious and open living areas in addition the raised ceiling heights lifts the space even more. The well-appointed kitchen features stone benchtops, stainless steel appliances and an undermount sink for additional bench space. Double glazing all throughout to windows adding an extra layer of comfort by mitigating exterior sounds and moderating temperature fluctuations. The adjacent dining and living areas provide the perfect space for entertaining family and friends flowing through to the extended undercover area through glass sliding stacker doors. Walk out to an immaculately landscaped garden perfect for those who appreciate outdoor living and still low maintenance with native plants throughout. The master bedroom is a true retreat, complete with a generous walk-in robe and ensuite. The remaining three bedrooms are generously sized and feature built-in robes. The main bathroom is modern and stylish, with a separate freestanding bath and tiled shower. Located in the sought-after Armstrong Creek area, this property is close to schools, shops, and public transport. With easy access to the Geelong CBD and the stunning Surf Coast, this is a location that offers the best of both worlds. Mod cons: sliding stacker glass doors to outdoor alfresco, double glazing all throughout to windows, shade blinds, freestanding bath, immaculate landscaping, raised ceiling heights, stone benchtop throughout, split system, ducted heating, sheer curtains, dual privacy block out blinds, recycled water tap. Ideal for: families, upsizers, young couples looking to expand, professional couples, families. Close by local facilities: Local parks and playgrounds, nearby walking tracks, existing and future wetlands, easy access to Barwon Heads Road, The Village Warralily shopping centre, All Day Long Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, 15min to Geelong CBD, 10min to Barwon Heads & 13th Beach. \*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\*