

54 Noosa Circuit, Armstrong Creek, Vic 3217

House For Sale

Friday, 1 December 2023

54 Noosa Circuit, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Bella Hill

0400818708



Callen Lowther

0352445675

\$680,000-\$720,000

Exuding class and modern functionality, look no further for the ideal family home. Nestled in a peaceful pocket of Warralily Coast Estate, step through this stunning four-bedroom home that boasts luxury and comfort with eye catching detail throughout. Complete with clever upgrades such as stone bench tops, downlights, and overall functionality. Take full advantage of the open plan layout - flowing gracefully from the stylish interiors, to the paved outdoor area accompanied by immaculately landscaped gardens. Encapsulating the ultimate balance of a coastal, rural and city lifestyle - enjoy a short drive from both the Geelong CBD and Victoria's famous Surf Coast beaches, whilst having all the necessary amenities on your doorstep: walking tracks, schools, sporting ovals, shopping, Geelong ring road and more! Kitchen- 20mm stone benchtops, island bench with breakfast bar overhang, downlights, double sink, chrome fittings, coastal wooden overhead cabinetry, 900mm gas cooktop, oven & glass range hood, feature tile splash back, microwave provision, large walk in pantry, timber laminate flooring Living- open plan adjoining living/dining/kitchen, timber laminate flooring throughout, downlights, ducted heating & split system cooling, sliding doors open from open living/dining to paved outdoor area creating a natural indoor-outdoor flow, roller blinds, natural light-filled space with west facing windows Master suite- carpet flooring, windows with roller blinds, ducted heating, down lights, natural light, walk in robe Ensuite- fitted vanity with mirror splashback, tiles, semi-frameless shower with hand-held shower head & toilet Additional bedrooms- carpet flooring, ducted heating, roller blinds, built in robes Main bathroom- fitted vanity with mirror splashback, bath, semi-frameless shower, window with roller blinds & separate toilet Outdoor- Paved outdoor area flowing from main living, well landscaped front and backyard, grass, garden bed, paving to external garage access, paving to single side gate access Mod cons- Laundry with trough & external access, built in linen, double lock up garage with internal & side house access, ducted heating throughout, split system in main kitchen/living/dining, neutral colour palette, naturally light-filled home, Opticomm access, outdoor paved area, paving to garage access and single side gate access Ideal for- Families, first home buyers & investors Close by local facilities- Armstrong Creek Town Centre, Warralily Village Shopping Centre, Marshall Train Station, Geelong Lutheran College, Iona College, Armstrong Creek School, Busy Bees Child Care, Geelong ring road, Geelong CBD, Barwon Heads, Torquay, Waurn Ponds Shopping Centre*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*