

55 Buchanan Boulevard, Armstrong Creek, Vic 3217



House For Sale

Friday, 24 May 2024

55 Buchanan Boulevard, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 398 m2

Type: House



Jayden McHenry
0417161107



Teegan Edwards
0400105085

\$760,000-\$830,000

This sophisticated family residence caters to all the essentials and luxuries for the growing family. Residing on a 400sqm 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 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 complete with a 20mm stone benchtops with breakfast bar overhang to the island bench and double basin inset sink. Rear kitchen bench space features a integrated 900mm oven and stovetop. Hidden walk-in pantry, pendant lighting, ducted heating and refrigerated air-conditioning.

Dining - Large living/dining/family area with a plethora of natural light from the double glazed windows, ducted heating and refrigerated air-conditioning, glass sliding doors lead to the outdoor living space and rear yard.

Main Living - Located to the rear of the house in conjunction with the kitchen and dining space. Double glazed windows, ducted heating and refrigerated air-conditioning.

Additional Living Spaces – Spacious and offers various styles of living, entertainment and privacy dependant on their use. Downstairs additional living spaces is located at the front of the home and is complete with floorboards, ducted heating, refrigerated air-conditioning as well as double glazed windows facing North. The upstairs living space and also features floorboards, ducted heating, refrigerated air-conditioning as well as double glazed North-facing windows.

Master Suite – Generously sized and North-facing at the front of the home on the second level, it showcases a spacious walk-in robe and an expansive ensuite. Carpeted, North-facing double glazed windows, ducted heating and refrigerated cooling.

Ensuite - Large wall-to-wall shower with ceiling mounted showerhead, single basin on a large 20mm stone benchtop vanity with an abundance of storage, toilet, mirrored cabinetry, tiled splashback and chrome fittings.

Additional bedrooms – four additional bedrooms are located on the second floor of the home. All of which are carpeted, have built-in robes and double glazed windows, ducted heating and refrigerated air-conditioning.

Main Bathroom - Shower with wall mounted and hand-held showerhead, raised bath, single sink on a 20mm stone benchtop vanity with ample storage and chrome fittings.

Outdoor – The indoor flows perfectly to the great size undercover and decked outdoor entertainment area and expansive rear yard complete with lush grassed areas. Landscaped front yard with established plants, exposed aggregate driveway and great grassed area.

Mod cons: Modern and upgraded appliances, ducted heating and refrigerated air-conditioning throughout. Double glazed windows throughout. Two instant hot water units, one for the ground level, the other for the second level. Three living areas across both levels of the home. Double car garage with rear door access to rear yard, internal access to the home as well as gated side access to the rear yard. Great outlook over Anchoridge Park and Playground. 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.