

**55 Golden Wattle Drive, Mount Duneed, Vic 3217**

**Armstrong**  
REAL ESTATE

**Sold House**

Tuesday, 9 January 2024

55 Golden Wattle Drive, Mount Duneed, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 293 m2**

**Type: House**



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**\$600,000**

Nestled in the central hub of the Armstrong Estate in Mount Duneed, this 3 - bedroom residence seamlessly combines functionality with comfort and style. Whether you are a first - time buyer, downsizing, or seeking a lucrative investment, this easily maintained home accommodates diverse needs. Experience quality upgrades throughout, complemented by a north-facing yard that captures the warmth throughout the day. Positioned just moments away from parks, cafes, Club Armstrong, and the upcoming Mount Duneed Village, this residence offers access to the Geelong ring road, and the CBD, seize this prime opportunity in Mount Duneed!

**Kitchen** - Island bench, 900mm gas cooktop, oven and rangehood, dishwasher, double stainless steel sink, chrome fittings and fixtures, tile splash back, generous walk in pantry, **Living** - Open plan adjoining living/dining/kitchen, timber laminate flooring, gas ducted heating & evaporative cooling, windows with roller blinds, glass sliding doors for external access to backyard. **Master bedroom** - Carpet flooring, gas ducted heating, windows with blinds, walk in robe. **Ensuite** with single vanity, mirror and tile splashback, chrome fittings, semi-frameless shower tiled with handheld shower head, toilet, window with roller blind. **Additional bedrooms**, - Carpet flooring, gas ducted heating and evaporative cooling, windows roller blinds, batten lights, vinyl sliding robes. **Main bathroom** - Single vanity, mirror splashback, laminate bench top, semi-frameless shower with handheld shower head, bath, separate toilet. **Outdoor** - Low maintenance, decked outdoor area, outdoor lights, signal gate side access with security locks, garden beds with hedging, low maintenance front yard. **Mod cons** - Second living, double car lock up garage with internal access, linen cupboards, timber laminate throughout open living/dining/kitchen, gas ducted heating throughout and split system cooling in living area. exclusive access to Club Armstrong, close proximity to bus stops. **Ideal for:** First home buyers, investors, downsizers and couples. **Close by local facilities** - Mirriposa Primary School, Armstrong Creek Town Centre, Mount Duneed sporting reserve, Shoalhaven Park playground, walking tracks, 9 Grams Cafe & Cups Canteen, Geelong Ring Road, Waurin Ponds Train Station, Marshall Train Station, Warralily Village Shopping Centre, Geelong CBD (15 minutes) , Torquay (8 minutes), Barwon Heads (15 minutes)\*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\***