

# 6 Cherry Street, Armstrong Creek, Vic 3217

## House For Sale

Friday, 26 April 2024

6 Cherry Street, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 271 m2**

**Type: House**



Bella Hill  
0352445675



Teegan Edwards  
0400105085

**\$580,000-\$620,000**

Presenting a stylish brand new home located in the emerging Merindah estate. Step inside and be greeted by the open plan kitchen, dining and living complemented by a neutral colour palette, creating the perfect blend of comfort, convenience, and contemporary design. With easy access to the Warralily Village shopping center, local schools, parks, and public transport, everything you need is right at your doorstep. Enjoy the relaxed coastal lifestyle that this suburb has to offer, while still being just a short drive away from the vibrant city center. This exceptional entry to the market is sure to fly!

**Kitchen** - 20mm stone benchtops, breakfast bar overhang, double sink, 900mm oven & gas cooktop, overhead cabinetry, ample storage, dishwasher, tile splashback, chrome fittings, downlights & built in pantry.

**Living** - Spacious open plan adjoining kitchen/living/dining, raised ceilings, large windows with roller blinds, downlights, ducted heating & split system cooling, timber-look laminate flooring & glass sliding doors to outdoor.

**Master Bedroom** - Spacious, carpet flooring, downlights, raised ceilings, ducted heating, walk in wardrobe.

**Ensuite** - single basin and vanity with storage, 20mm stone benchtop, mirror splashback, downlights, semi frameless shower, hand-held shower head, chrome fittings, toilet, tile flooring.

**Additional bedrooms** - Carpet, raised ceilings, ducted heating, sliding robes, window with roller blinds.

**Main bathroom** - Single vanity with storage, 20mm stone benchtop, mirror splashback, chrome fittings, downlights, tiled semi frameless shower, bath and separate toilet, tile flooring.

**Outdoor** - Low maintenance grass backyard, crushed rock to single side gate access.

**Mod cons** - Laundry with trough & storage cupboard, ducted heating & split system cooling, raised ceilings, downlights, timber-look laminate flooring, double car lockup garage, NBN/Opticomm access.

Close by local facilities - The Village Warralily, Iona College, Armstrong Creek School, Oberon High School. Local Parks, walking and bicycle tracks. Five minutes to the Marshall Train Station via Reserve Road. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Boundary Road. Further access to the Bellarine Peninsula via Barwon Heads Road.

**Ideal for** - First home buyers, investors & downsizers.\*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\*