

**6 Duke Street, Armstrong Creek, Vic 3217**

**House For Sale**

Saturday, 11 May 2024

**Armstrong**  
REAL ESTATE

6 Duke Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Bella Hill

0352445675



Teegan Edwards

0400105085

## \$650,000-\$690,000

Positioned in the emerging Merindah estate, this contemporary and stylish home offers a perfect blend of style, comfort, and functionality. Step through to find 2 semi-secluded living zones, 4 spacious bedrooms and a spacious open-plan layout to cater perfectly to young couples, families and downsizers. With a neutral colour palette coupled with plenty of natural light creating a warm ambience, you'll feel right at home. Positioned within walking proximity to the Warralily Village Shopping Centre, local parks, schools and walking tracks, you'll have everything at your fingertips!

**Kitchen** - 20mm stone benchtops, island bench with double sink, 900mm oven & gas cooktop, overhead cabinetry, ample storage, dishwasher, tile splashback, chrome fittings, downlights, raised ceilings, walk in pantry.

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

**Master Bedroom** - Spacious, carpet flooring, downlights, raised ceilings, ducted heating, walk in wardrobe with shelving, Ensuite; tiled, 20mm stone benchtop, single vanity with storage, mirror splashback, downlights, semi frameless shower, hand-held shower head, chrome fittings, toilet.

**Second living** - Semi secluded, carpet, downlights, raised ceilings, data points, ducted heating, large window with roller blinds.

**Main bathroom** - Tiled, 20mm stone benchtop, single vanity with storage, mirror splashback, downlights, semi frameless shower with niche and hand-held shower head, chrome fittings, bath and separate toilet.

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

**Outdoor** - Undercover alfresco, spacious grass backyard, landscaped gardens, rear access to garage.

**Mod cons** - Laundry with trough & outdoor access, ducted heating system, split system cooling, raised ceilings, double car lockup garage with internal and external access, 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: families, investors, downsizers, first home buyers.\*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\*