

**6 Swansea Way, Armstrong Creek, Vic 3217**

**House For Sale**

Wednesday, 28 February 2024

**Armstrong**  
REAL ESTATE

6 Swansea Way, Armstrong Creek, Vic 3217

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Ryan  
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**\$695,000 - \$735,000**

Section 32 available! Rental Appraisal Estimate: \$575 - \$600 per week! Move in ready Or Ready for Lease! Built to impress and presented to perfection, this bold and edgy, near new, double story is flexible living at its best. Step inside and experience industrial glamour in every corner of this striking home and plan to move in immediately. An inviting open plan kitchen, living and dining with stand out 40 mm 'snow' Caesarstone benchtops and an epic contrast of white, black and wood features truly makes this space feel special. Entertain and relax downstairs with 2 living rooms and superior quality eco decking and artificial turf for outdoor entertaining and play. No space is wasted here, while indoor/outdoor living is maximised. 5 bedrooms upstairs or 4 bedrooms plus a living/rumpus will be ideal for all lifestyles. With so many families looking for extra offerings in a floor plan design, this upgraded double story home offers more than most. Located walking distance to shopping centres, educational facilities and schools, the Community Centre, sporting grounds and transport. Making fantastic use of the land size, do not miss your chance to secure this stunning upgraded Home Buyers Centre build in a location that gets better by the day with Barwon Heads Road and Marshall station upgrades. Perfect for families, investors, as a shared accommodation or first home buyers.

**Ground Floor** Entrance Floating floors, downlights, frosted glass, large under stair storage room Front living TV points, roller blinds, downlights, awning windows, TV point and TV brackets Powder room Toilet, wash basin, key table nook Open Plan Living and Dining Floating floors, split system air conditioner, cooling, sliding door and screen to deck, roller blinds, TV points Kitchen 40 mm stone waterfall bench tops with breakfast bar, 900 mm appliances and gas cooktop, wide fridge space, double walk through pantry, matte black and oak shark tooth nose cabinetry, double under-mounted sink, dishwasher, downlights and batten light provisions for future island pendants Laundry Tiles, linen press, basin, tile splashback, direct outdoor access Staircase Carpeted with lighting and handrail

**Level One** Hallway Linen press, carpet, downlights Master Bedroom Study nook with rooftop views, walk in robe with additional storage nook, West facing windows, TV point, carpet, batten light, split system air conditioning Ensuite Tiles, matt black fixtures, hexagon tile and mirror splashback, separate toilet, extended shower with rain head and handheld shower head Bedroom 2 / Upstairs Living Built in mirrored sliding door robes, TV point, carpet Bedroom 3 & 4 Built in mirrored sliding door robes, roller blinds, batten light, roller blind Main Bathroom Tiles, shower with handheld shower head, double cupboard vanity, feature hexagon tile and mirror splash back, bath, matte black fixtures and fittings, separate toilet Bedroom 5 Walk in robe, batten light, power points, roller blinds

**Outdoors** Eco deck, high quality artificial turf front and back, letter box, single gate side access and internal and external garage access Mod Cons Double garage, downlights, heating and cooling, floating floors, upgraded tiles and splashbacks, matte black fixtures and fittings, Polytec cabinetry, spacious yard

Ideal for Families, professional couples, first home buyers

Close by local facilities: Local parks and playgrounds, nearby walking tracks, existing and future wetlands, easy access to Barwon Heads Road, The Village Warralily Shopping Centre, All Day Long Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, 15 min to Geelong CBD, 10min to Barwon Heads & 13th Beach

**\*\* PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS \*\*\***

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