

7 Aaron Street, Armstrong Creek, Vic 3217

House For Sale

Friday, 8 March 2024

7 Aaron Street, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 309 m2

Type: House



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\$600,000 - \$660,000

This great family home caters to all the essentials for the any families needs in their home. Boasting a spacious living, dining and kitchen area, a delightful master suite with walk-in robe and ensuite, and four additional bedrooms, each equipped with built-in wardrobes and ceiling fans, ensuring all year comfort for the entire family with ducted heating and a split system air-conditioner to the rear living space. The stylish kitchen creates a sense of style with a great sized 40mm stone benchtop island bench with timeless cabinetry and highlight window, complete with a walk-in pantry for ample storage. The seamless connection between the kitchen/dining/living area makes this home an ideal venue for hosting family and friends. Positioned in a superb and convenient location within walking distance to Iona College and near Geelong Lutheran College, Armstrong Creek School, Oberon High School, Armstrong Creek Town Centre, The Village Warrailly, walking and bicycle tracks as well as future sporting grounds and parkland. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Burvilles Road, Boundary Road or Horseshoe Bend. Further access to the Barwon Heads Road and the Bellarine Peninsula via Boundary Road and Warralily Boulevard.

Kitchen - Open plan kitchen, 40mm island stone benchtops with breakfast bar overhang, additional 40mm stone benchtops to bench, double basin sink, chrome fittings, downlights, power points throughout, stainless steel stovetop, oven and rangehood overlooked by highlight window, split-system air-conditioning, walk-in pantry, tiled splashback and timber laminate flooring.

Dining - Large open plan kitchen/dining area with wide windows and glass sliding doors through to the outdoor living space, downlights, ducted heating and split-system air-conditioning, timber laminate flooring.

Main Living - Located at the rear of the house in conjunction with the kitchen and dining, timber laminate flooring, roller blinds, ducted heating and split-system air-conditioning.

Additional Living Space - Spacious and offer various styles of living, entertainment and privacy dependant on its use. Ducted heating, windows roller blinds.

Master Suite - Generously sized, located at the front of the home on the upper level and showcases a large side-by-side walk-in robe, feature wall, direct access to the balcony. Carpeted, windows with day and night roller blinds, sheer curtains, down lights, ceiling fan, ducted heating and refrigerated air-conditioning.

Ensuite - Shower with wall mounted and hand-held showerhead & shower niche, dual single sink and large vanity with ample storage, toilet, large mirror splashback and chrome fittings.

Additional bedrooms - three bedrooms located on the southern side of the home. Each carpeted, with built in robes, windows with roller blinds, ducted heating and ceiling fan.

Main Bathroom - Shower with niche, raised bath, single sink and vanity with ample storage and chrome fittings, frosted window with roller blinds.

Outdoor - The indoor flows perfectly to the low-maintenance rear yard, garden beds with established plants. Well maintained front yard with established plants.

Mod cons: Stylish tile splashback, modern and upgraded appliances, 40mm Stone island bench with 40mm stone benchtops to rear bench in the kitchen. Laundry with trough and ample storage, built in linen cupboard. Downlights, ducted heating and split-system air conditioning throughout. Single car garage with rear door access to rear yard and internal access to the main hallway, low maintenance front yard.

Ideal for: Growing families, downsizers, investors.

Close by local facilities: Iona College, Geelong Lutheran College, Armstrong Creek School, Oberon High School, Armstrong Creek Town Centre, The Village Warrailly, walking and bicycle tracks as well as future sporting grounds and parkland. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Burvilles Road, Boundary Road or Horseshoe Bend. Further access to the Barwon Heads Road and the Bellarine Peninsula via Boundary Road and Warralily Boulevard.

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