

# 7 Caitlin Chase, Armstrong Creek, Vic 3217

## Sold House

Tuesday, 5 September 2023



7 Caitlin Chase, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



Mark Mitchell  
0425826416



Johanna Ollis  
0352617791

## Contact agent

All offers will be considered. This 4 bedroom home offers so much value to its new owners with plenty of room to add your own touch and grow. With land selling at approximately \$1,000 per sqm this is absolute value buying. Situated on a large 640sqm block and plenty of space between you and your neighbours your privacy won't be compromised. Add a splash of paint, change the carpet to your own tastes and with so much space you can do just about anything in the rear yard to suit your own needs. Take a closer look at what this property has to offer and what you can make of it. The location is fantastic in a beautiful street with minimal traffic, walking distance to ALDI, Woolworths, cafes, grocery stores and take away food outlets. Local beaches are just minutes away being Barwon Heads, Thirteenth beach, Ocean Grove, Torquay plus many more. If you're into golf, you are spoilt with choice. Thirteenth Beach Golf Club, Barwon Heads GC, Barwon Valley GC and many, many more. Walking tracks a littered everywhere. Sporting ovals and parks are in abundance. The home consists of:

1. Central Kitchen with walk-In pantry boasting ample storage, quality cabinetry, including large pot drawers, and a 900mm electric oven with a gas cooktop.
2. Master Bedroom with ensuite and walk-In robe offering ample space for a king-sized bed. It comes complete with an ensuite featuring stylish twin vanities and a spacious walk-in robe, ensuring all your storage needs are met. Luxaflex plantation shutters to front windows and ensuite window.
3. Large Integrated 3m x 3m alfresco with impressive sliding glass doors perfect for hosting gatherings and outdoor activities with family and friends. There is also a gas point on the deck area for BBQ Access.
4. Over-sized double garage with extension to comfortably fit two cars is ideal to keep them off the road plus internal access to the home.
5. Side access and extended wide driveway allowing access to the rear and securely park the caravan, boat or trailer. Ideal for tradies who require that extra space on site.
6. Evaporative cooling and ducted gas heating throughout for all year-round comfort.
7. Schools for all families of all ages are catered nearby providing easy access to quality education of all ages.
8. Security doors at the front and rear provide peace of mind.
9. Solar Panels with six-star energy rating ensuring energy efficiency and reducing your electricity bills.

NBN plus Contact Mark Mitchell at 0425 826 416 for further information. \*All information offered by One Agency Mark Mitchell 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 One Agency Mark Mitchell Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. One Agency Mark Mitchell Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.