

**7 Hedge Street, Armstrong Creek, Vic 3217**

**Sold House**

Friday, 29 September 2023

7 Hedge Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Jayden McHenry  
0417161107

## Contact agent

Positioned in the quiet Sanctuary Estate which is always very popular. A family friendly location with idyllic walking trails nearby and a large playground just around the corner. Matched with a gorgeous light and bright design. This 4 bedroom home is a gem that will delight for years to come! Large windows spill natural light and warmth throughout a unique open plan design with two separate living spaces. The front lounge has a lovely aspect onto the quiet street and is large in size. The main open plan kitchen, living and dining is elevated by a gorgeous undercover alfresco that promises seamless indoor/outdoor living as is accessed by stacker doors, the kitchen offers 900 mm appliances and the evaporative cooling is perfect for Summer! The floor plan has everything families and investors look for, with four great size bedrooms. Unique in design, the huge Master suite enjoys private access to the alfresco and has ample storage with both a walk in robe and large built in robe. The ensuite is private with a sliding cavity door. Around the corner is a fantastic playground, green space and BBQ area and easily walk to the Armstrong Town Centre, restaurants, shops and the upcoming Armstrong Creek Library. Enjoy easy access to Torquay Highway. Positioned only a short stroll to an array of local schools, the Village Warralily Shopping Centre, Armstrong Creek West Community Centre, Early Learning Centres. This location will only continue getting better and better with the current upgrade works of Barwon Heads Road and being situated only a 10 minute drive from the beaches of Torquay and Barwon Heads, 5 minutes to Geelong Ring Road. Open plan: Great size entrance, floating wood floors, down lights, roller blinds, sliding stacker door to rear alfresco. Kitchen: 20 mm stone bench tops, island bench with breakfast bar, glass splash back, 900 mm appliances, 2 built in pantrys, down dishwasher. Front living room: Large in size, located at the front of the home, carpet, down lights, TV points, roller blinds. Laundry: Single trough cabinet with cupboards, linen press, access to backyard. Master bedroom: Oversized, carpet, located at the rear, batten light, built in robe and walk in robe, sliding door to rear alfresco, ensuite with sliding cavity door, single basin, shower and toilet, roller blinds. Main bathroom: Bath, shower and single vanity basin with stone and separate toilet. Bedroom 2,3 & 4: Carpet, roller blinds, batten light, built in robes with sliding doors, large windows. Rear exterior: Covered alfresco with concrete pad, grass, garden beds, landscaped gardens, clothesline, concrete apron around house. Front Exterior: Grass, garden beds, wooden box to hide services and mains, side gate, garden paths, letterbox, coloured concrete driveway, landscaped gardens, feature lights. Mod Cons: Ducted heating, evaporative cooling, raised ceilings, down lights, double car garage, freshly painted, upgraded carpets, landscaped gardens, stone benches. Perfect for: Downsizers, families, investors, first home buyers. Location: Close to a large playground, the Village Warralily and Armstrong Creek Town Centre, Community centers, early learning centers and some of Geelong best local schools, walking trails and the Armstrong Creek, local cafes, 10 minutes into Geelong, Torquay or Barwon Heads, 5 minutes to the Geelong Ring Road. \*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.