

**7 Tyntynder Close, Armstrong Creek, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Thursday, 4 April 2024

7 Tyntynder Close, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Hayley Clark  
0405668797



Sam Parsons  
0400338343

**\$675,000 - \$715,000**

Presenting a central to everything low maintenance family home with all the mod-cons. Nestled in a prime location opposite St Catherine of Sienna primary school and just a stone's throw away from the bustling Warralily shopping centre, this spacious 4-bedroom, 2-living, 2-bathroom residence offers the perfect blend of convenience and comfort for you and your family. The large, light filled, open plan kitchen / living area is the heart of the home and spans the rear of the house. The well-appointed kitchen features; a large island bench, 20mm stone benchtops and quality 900mm stainless steel oven and cooktop. Capturing the morning sun, the dining area provides a warm and inviting space for family meals and relaxing breakfasts. Retreat to the tranquillity of the four spacious bedrooms, each offering plush carpeting and built-in wardrobes for all your storage needs. With two separate living areas at either end of the home there's ample room for everyone without competing for noise or space. Outside, the North facing, low-maintenance backyard is bathed in sunlight from dawn until dusk, offering the perfect setting for alfresco dining or simply soaking up the sunshine. With a double garage providing secure parking and additional storage space, convenience is at your fingertips. Positioned in the heart of Armstrong Creek, for the growing family the location of this home is second to none. St Catherine of Sienna Primary School is across the road, and Oberon Secondary College and the Warralily Shopping Centre are barely 1km away. The picturesque coastline of Barwon Heads and the Geelong city centre are just a 15min drive in either direction. Future planning is complete with a near new solar panel system of 10KW, meaning electricity bills could be \$0 depending on your usage. Features;- Gas ducted heating and split system cooling- Downlights to kitchen and living areas- 10kw Solar System- North facing backyard- Stone benchtops- Close to all amenities Contact us today to arrange a viewing and start envisioning your family future in Armstrong Creek! Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.