

70 Sovereign Drive, Mount Duneed, Vic 3217

House For Sale

Tuesday, 28 November 2023

70 Sovereign Drive, Mount Duneed, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Bella Hill
0400818708



Luke Wallden
0459709832

\$550,000-\$590,000

Ideally located in the heart of the Armstrong Estate of Mount Duneed, you'll find this functional 3-bedroom home that offers comfort, convenience, and style. Whether you're a first-time buyer, downsizing, or looking for a great investment, this low maintenance home caters to all. Step through to find quality upgrades throughout, coupled with a west facing yard orientation inviting the afternoon sun. Just a minutes' stroll from local parks, cafes, Club Armstrong and the upcoming Mount Duneed Village - you'll have everything at your fingertips. Enjoy a short drive to local Surf Coast beaches, easy access to Geelong ring road and CBD. Take advantage of this prime opportunity in Mount Duneed!

Kitchen- 900mm gas cooktop, oven & rangehood exhaust vented out, tile splashback, 20mm stone benchtops, dishwasher, built in pantry with shelving, ample cabinetry, large plumbed fridge cavity with additional overhead storage, double sink with upgraded tapware, chrome fittings, feature pendant lighting, increased ceiling heights, downlights, timber laminate flooring.

Living- Open plan adjoining living/dining/kitchen, timber laminate flooring, gas ducted heating & split system cooling, downlights, windows with roller blinds, glass sliding doors for external access to back yard.

Master bedroom- Carpet flooring, gas ducted heating, large windows with roller blinds, additional TV & data points, walk in robe. Ensuite with single vanity, mirror and tile splashback, chrome fittings, semi-frameless shower tiled with handheld shower head, toilet, window with roller blind.

Additional bedrooms- Carpet flooring, gas ducted heating, windows roller blinds, batten lights, vinyl sliding robes.

Main bathroom- single vanity, mirror splashback, laminate benchtop, semi frameless shower with handheld shower head, bath, separate toilet

Outdoor- Low maintenance, decked outdoor area, outdoor lights, single gate side access with security locks, garden beds with hedging, retractable clothesline, low maintenance front yard.

Mod cons- Upgraded door locks & handles, increased ceiling heights, electrical upgrades including additional power points/TV points, upgraded insulation, single car lock up garage with internal access, large plumbed fridge cavity to accommodate fridges with ice/water dispenser, European laundry with trough, linen cupboard, timber laminate throughout open living/dining/kitchen, downlights in main living, gas ducted heating throughout & split system cooling in main living, Opticomm access, exclusive Club Armstrong access, retractable clothesline, close to bus stops.

Ideal for: First home buyers, investors, downsizers, couples.

Close by local facilities - Mirriposa Primary School, Armstrong Creek Town Centre, Mount Duneed sporting reserve, Shoalhaven Park playground, walking tracks, 9 Grams Cafe & Cups Canteen, Geelong Ring Road, Waurm Ponds Train Station, Marshall Train Station, Warralily Village Shopping Centre, Geelong CBD (15 minutes), Torquay (8 minutes), Barwon Heads (15 minutes)*

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. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS*