

82 Bramley Avenue, Charlemont, Vic 3217



Sold House

Sunday, 20 August 2023

82 Bramley Avenue, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 275 m2

Type: House



Mia Kerr

0439994244

\$575,000

Situated in the heart of Charlemont, this cosy 3 bedroom home presents an immaculate opportunity to enter the market with either your first home or an investment property. This home possesses quality upgrades along with a functional floorplan with an open living and dining area that flows seamlessly to the private, low maintenance backyard. Conveniently located, this home is only seconds away from both Barwon Heads Road and Reserve Road, putting you in a prime position once the highly anticipated works are completed, making travelling a breeze! Along with future schools and shops being only around the corner, this is a home that boasts a lot of potential. Kitchen: 20mm stone island benches, breakfast bar overhang, double sink, chrome fittings, 900mm stainless steel appliances, tile splashback, overhead cabinetry, dishwasher. Living: Open plan living/dining/kitchen, tile flooring, roller blinds, ducted heating, split system cooling, sliding doors flowing out to the outdoors. Master Bedroom: Carpet, roller blinds, walk in robe, ducted heating. Ensuite: Semi-frameless shower, single basin vanity, open toilet, tiles, chrome fittings, tile splashback, large frosted window. Additional bedrooms: Ducted heating, carpet, roller blinds, built in robes. Main Bathroom: Semi-frameless shower, single basin vanity, bath, tiles and chrome fittings. Outdoor: Low maintenance concrete patio, established trees, low maintenance garden at front of house. Mod Cons: Laundry with trough, linen cupboard, glass sliding door with outdoor access, separate toilet, internal and external garage access, rear roller door drive through access to backyard. Ideal for: investors, downsizers, first home buyers. Close by local facilities: Warralily Village Shopping Centre, Marshall Train Station, Iona College, Armstrong Creek School, Oberon High School, Geelong, Barwon Heads, Torquay, Armstrong Creek Town Centre, Waurin Ponds Shopping Centre, Waurin Ponds Train Station. **TENANTED UNTIL JULY 2023 FOR \$415 PER WEEK***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 inquiries 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.**