

# 9 Armstrong Court, Port Fairy, Vic 3284



## House For Sale

Friday, 10 May 2024

9 Armstrong Court, Port Fairy, Vic 3284

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paula Dwyer



Simon Cullinane  
0429988043

**\$2,300,000**

Located in a peaceful and serene setting, this contemporary designed and craftsman-built family home delivers uncompromising quality, functionality and privacy. Instantly welcoming as you enter through the solid timber door, the residence opens into a striking entry foyer with high ceilings and Australian hardwood flooring. The well-considered floor plan offers a formal lounge, with built in cabinetry and access to a private outdoor patio, two bedrooms with built in robes, elegant central bathroom, separate powder room and storage. The spacious open plan kitchen, dining and living with floor to ceiling glass doors provides an intuitive indoor /outdoor flow. The impressive kitchen is well appointed boasting a full complement of integrated AEG appliances. substantial amount of bench space and cabinetry, double sink and stone bench tops. Off the kitchen a separate and comprehensive butler's pantry allows for storage of kitchen appliances as well as having a single sink, shelving and cupboards. Enjoying views of the rear garden, the second lounge features built in gas log heater and built in bookshelves. The expansive outdoor entertaining area runs along the back of the home has two areas for dining and a family area. The deck is covered and can be fully enclosed with Zip track blinds. The master suite enjoys access to the back deck, a generous dressing room, floor to ceiling tiled ensuite with walk in shower, WC and vanity. Surrounded by established trees the back the rear yard is private with low maintenance garden beds, a circular fire pit, raised vegetable beds and a garden shed. Other notable features include laundry, hydronic heating, ceiling fans, ducted vacuum system, accent lightning, double glazing. 6.5\* energy rating, solar panels, linen drapes, heated towel rails and double integrated garage with built in storage. Set on a 792m2 (approx.) allotment in the highly desirable central location, this brilliantly designed family home epitomises relaxed coastal living whilst being literally minutes to the town centre, restaurants, cafes, iconic Wharf precinct and beaches.