

**9 Shearwater Drive, Armstrong Creek, Vic 3217**



**Sold House**

Thursday, 21 September 2023

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**Bedrooms: 3**

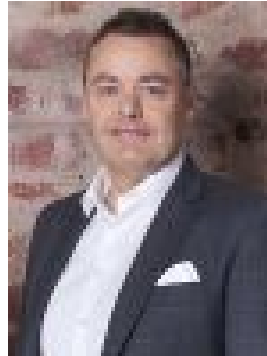
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Egle Skridulis  
0425714201



David McGuinness  
0412646009

**\$541,000**

Step into contemporary elegance with this stylish, low-maintenance modern home. Perfectly designed for those looking to enter the property market, downsize or looking for an outstanding investment opportunity. The home features three well-proportioned bedrooms, each equipped with built-in robes, master bedroom comes complete with a private ensuite. The heart of the home is a spacious and light-filled open-plan area that combines the kitchen, dining, and living spaces. The modern kitchen features gas cooking, a dishwasher and stone benchtops. The seamless connection between living/dining area and the sunny paved courtyard allows for effortless indoor-outdoor living. It's the perfect spot to host gatherings or simply relax and unwind. Located in ever-popular Armstrong Creek, this two-year-old property offers unbeatable value and convenience. Within a short distance you'll find the Warralily Shopping Precinct, local schools, daycare facilities and public transport, making everyday life a breeze. The area also boasts beautiful parklands, walking tracks and a variety of playgrounds, ensuring there's something to enjoy for the whole family. Plus, with the Surf Coast, the charming town of Barwon Heads and the bustling city of Geelong just a short drive away, this location is perfect for those seeking a lifestyle change. This property is sure to capture the attention of savvy investors seeking both value and rental income potential. - Kitchen complete with gas cooking, dishwasher and stone benchtops - Main bathroom with a shower and a separate bath - Separate toilet for added convenience - Ducted heating throughout and S/S air conditioning to living/dining area - Private paved courtyard is perfect for relaxation and entertaining - Single remote car garage with internal access - Off-street parking for a second car - Potential rental return of \$480 per week - Just a short drive to the Surf Coast, Barwon Heads and Geelong CBD - Close to Warralily Shopping Precinct, cafes, schools and parks