

**9 Simpson Circuit, Armstrong Creek, Vic 3217**

**GARTLAND**

**House For Sale**

Wednesday, 24 April 2024

9 Simpson Circuit, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Lisa Emanuel

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**\$640,000 - \$680,000**

Do not miss this fantastic opportunity to secure a beautifully presented 4 bedroom home with a large study offering flexibility of living. The backyard is oversized for Armstrong Creek and offers a beautiful sun exposed deck and grassy play space. Located in a low traffic, family friendly street near Horseshoe Bend Road with ease of access to both Surfcoast Highway or Barwon Heads Road. Work and weekends will always be within an easy walk, ride or drive. There is an abundance of space for all the family on offer, with style at the forefront. This home boasts a kitchen with 900 mm appliances, a feature tile splashback, undermount sink, stone benches and a walk in pantry. With natural light beaming through into the expansive open plan living space, the inclusion of downlights, floorboards and a split system air conditioner will ensure comfort and a styling living. Bedrooms feature sliding door robes and bathrooms are roomy enough for family comfort. A added extra is an abundance of storage options including a large walk in linen. This family home is sure to impress! Featuring gas ducted heating, split system air conditioner, walk in linen and walk in pantry, large backyard and rear deck, painted fences, single side gate access, downlights, floorboards and carpet, fully tiled shower bases. Location: Positioned in the sought after family friendly area of Warralily Promenade in a quiet street. Convenient to both local Shopping Centres, some of Geelong's best schools, walk to St Catherine of Siena and Elements Child Care and proposed primary school and sporting ground, close by Warralily Boulevard Playground and Armstrong Creek Town Centre, moments to Torquay and Barwon Heads, 10 minutes to Geelong and 5 minutes to the Ring Road. - Large sun exposed deck and backyard - 4 Bedroom plus a large study - Walk to St Catherine of Siena Primary School and Elements Daycare - Floorboards, downlights and stone kitchen bench