

90 Armstrong Boulevard, Mount Duneed, Vic 3217



House For Sale

Wednesday, 22 May 2024

90 Armstrong Boulevard, Mount Duneed, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bella Hill

0352445675



Callen Lowther

0352445675

\$590,000-\$640,000

Positioned in the heart of the sought-after suburb of Mount Duneed, this dual-level modern and stylish 4 bedroom home boasts the perfect blend of comfort, functionality and convenience. Step through the ground floor to find an open plan kitchen, living and dining layout which flows seamlessly to an outdoor alfresco, ideal for entertaining family and friends. Upstairs, enjoy a cleverly-designed versatile space that can be used as a kids retreat or study, accompanied by the master suite/en suite, and 3 additional generous-sized bedrooms. Catch the stunning Mount Duneed sunset views from upstairs west-facing windows, complemented internally by an aesthetically pleasing neutral colour palette throughout. With a low maintenance upkeep and a central position zoned to the highly-regarded Mirriposa Primary School, as well as a short walk to Club Armstrong, local walking tracks, parks and shops - you'll have everything at your fingertips! Kitchen- stone benchtop with sink & veggie sprayer tap, bench overhang breakfast bar, feature window splashback with roller blind, downlights, 600mm stainless steel appliances with integrated stovetop, dishwasher & large walk-in pantry, neutral coloured tile splash back & tile flooring. Living- open plan kitchen, living & dining creating an open and spacious feel, neutral-coloured tiles, evaporative cooling & ducted heating, downlights, grey block out roller blinds, tile flooring & glass sliding doors open up onto outdoor alfresco creating an indoor/outdoor flow. Upstairs Sitting/study- versatile space located upstairs front of home, west-facing windows, downlights, grey block out roller blinds, ducted heating & evaporative cooling & carpet flooring. Master bedroom- ceiling fan with light, ducted heating & evaporative cooling, west-facing window with roller blind, carpet flooring, walk in robe, ensuite with dual vanity and basin with storage, mirror splashback, chrome fittings, large semi-frameless shower with tiling, window with roller blind & toilet. Main bathroom- basin & vanity with timber look cabinetry, mirror splashback, semi-frameless shower with tiling, bath, window with block out roller blinds & separate toilet. Additional three bedrooms- ceiling fans with lights, ducted heating & evaporative cooling, carpet flooring, built in robes & windows with block-out roller blinds. Outdoor- undercover alfresco with outdoor fan, concrete pad with concrete path to sides of house and side gate access, synthetic turf with low maintenance established garden bed & greenery around fence-line to maximise privacy & fully fenced. Mod Cons- Ducted heating & evaporative cooling throughout, downlights, ceilings fans, laundry with cupboard storage and access into garage, stone benchtops, internal & external access to double car lock-up garage, powder room downstairs with toilet, basin & bench with storage, under-stair storage, NBN/Opticomm access, Club Armstrong access. Ideal for- Families, couples, first home buyers & investors. Close by local facilities- Mirriposa Primary School, Armstrong Creek Town Centre, Club Armstrong, upcoming Mount Duneed Village, 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 *