

11 Duke Street, Armstrong Creek, Vic 3217

House For Sale

Thursday, 11 July 2024

Armstrong
REAL ESTATE

11 Duke Street, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 248 m2

Type: House



Georgia Turley

03 52445675

\$545,000 - \$595,000

Introducing a stylish new home situated in the emerging Merindah estate. Step inside to discover an inviting open-plan kitchen, dining, and living space adorned with a neutral palette, perfectly marrying comfort, convenience, and contemporary design. Enjoy easy access to Warralily Village shopping center, local schools, parks, and public transport—all just moments from your doorstep. Embrace the relaxed coastal lifestyle of this suburb while being conveniently close to the vibrant city center. This exceptional property won't be available for long—act fast!

Kitchen - 20mm stone benchtops, breakfast bar overhang, double sink, 900mm oven & gas cooktop, overhead cabinetry, ample storage, dishwasher, tile splashback, chrome fittings, downlights & built in pantry.

Living - Spacious open plan adjoining kitchen/living/dining, raised ceilings, large windows with roller blinds, downlights, ducted heating & split system cooling, timber-look laminate flooring & glass sliding doors to outdoor.

Master Bedroom - Spacious, carpet flooring, downlights, raised ceilings, ducted heating, walk in wardrobe.

Ensuite - single basin and vanity with storage, 20mm stone benchtop, mirror splashback, downlights, semi frameless shower, hand-held shower head, chrome fittings, toilet, tile flooring.

Additional bedrooms - Carpet, raised ceilings, ducted heating, sliding robes, window with roller blinds.

Main bathroom - Single vanity with storage, 20mm stone benchtop, mirror splashback, chrome fittings, downlights, tiled semi frameless shower, bath and separate toilet, tile flooring.

Outdoor - Low maintenance artificial turf (to be installed), crushed rock surrounding the perimeter.

Mod cons - Laundry with trough & storage cupboard, ducted heating & split system cooling, raised ceilings, downlights, timber-look laminate flooring, double car lockup garage, NBN/Opticomm access.

Close by local facilities - The Village Warralily, Iona College, Armstrong Creek School, Oberon High School. Local Parks, walking and bicycle tracks. Five minutes to the Marshall Train Station via Reserve Road. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Boundary Road. Further access to the Bellarine Peninsula via Barwon Heads Road.

Ideal for - First home buyers, investors & downsizers.*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*