

**1218 Mollyan Avenue, Armstrong Creek, Vic 3217**

**House For Sale**

Wednesday, 26 June 2024



1218 Mollyan Avenue, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kelsey Hutchesson

0448095870

**\$628,541.00**

Introducing the Cremorne by SOHO Living. The Cremorne home design offers three bedrooms, including a master bedroom with ample natural light, an ensuite bathroom, and a spacious walk-in robe. A well-planned living and kitchen area located at the back of the house makes it the ideal space for hosting gatherings. This home boasts a double garage, offering plenty of room for both parking and storage needs. About the location... Live an idyllic Surf Coast lifestyle at Glenlee, an already flourishing community in Armstrong Creek that allows a perfectly balanced life in a naturally beautiful coastal setting. Did you know - SOHO Living can also help you understand your finance, by working out a budget and repayments you're comfortable with. Enquire today to see if you're eligible. SOHO Living Premium Inclusions:

- Fixed site costs
- Fixed rock removal
- All developer and council requirements
- Architectural façade
- 2590mm high ceilings
- SMEG Kitchen appliances and SMEG Dishwasher
- 40mm stone benchtop to kitchen with waterfall end panels
- 40mm stone benchtops to Ensuite/bathroom
- Premium splashback to kitchen
- Overhead cupboards to kitchen and over fridge space
- LED Downlights throughout
- Timber laminate flooring to living areas
- Quality carpet to bedrooms
- Floor to ceiling tiles to bathroom
- Landscaping to front and rear
- Fencing
- Letterbox
- Clothesline
- Coloured concrete driveways
- Blinds and fly screens
- Alarm system with sensor keypad
- Heating and cooling
- 5 internal colour schemes to choose from
- And lots more!

All images and drawings are artist impressions for illustrative purposes only. Price listed with \$10K First Home Owner Grant (FHOG) reduction. Full price may differ for non-first home buyers. Enquire for details. T&Cs Apply. SOHO Living CDB-U 50036