

**17 Solstice Street, Mount Duneed, Vic 3217**

**House For Sale**

Sunday, 23 June 2024

**Armstrong**  
REAL ESTATE

17 Solstice Street, Mount Duneed, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Luke Wallden  
0459709832



Bella Hill  
0352445675

**\$790,000-\$860,000**

This immaculate home located in one of the most tightly held sections of Villawood's Armstrong Estate is one to appreciate from start to finish! Complete with high-end upgrades, finishes and overall functionality. Entering a desirable layout which showcases multiple lounge areas, stunning natural light filled kitchen/dinning area low maintenance private yard, complimented by all the upgrades you could ask for. Not only will you love what this home has to offer, you will love the wetlands & all amenities on your doorstep, such as Club Armstrong, the upcoming Mount Duneed Village, walking tracks, nature reserves, gyms, schools, sporting ovals, day care centres, shopping, Geelong ring road and more. Kitchen: Open plan, 40mm stone benchtops throughout, island bench with waterfall & breakfast bar overhang, dual undermount sink, 900mm integrated oven/cooktop/rangehood, kitchen pot drawers throughout, ample overhead cabinetry, tile splashback,, dishwasher, ceilings, downlights, solar powered sky light, waist-high microwave provision, timber laminate flooring, fridge cavity with surrounding storage/cabinetry, Butlers pantry; 40mm stone benchtop, undermount sink, window splashback, ample cabinetry & storage, cavity sliding door Living/Dining: Open plan, high ceilings, ducted heating & evaporative cooling, downlights throughout, buffet alcove, split-system heating & cooling, feature dual section stacker doors through to outdoor entertaining & side path creating an indoor/outdoor flow Master Suite: upgraded carpet flooring, ducted heating & evaporative cooling, downlights, high ceilings, roller blinds, feature windows with green outlook, luxe walk in robe with shelving, Ensuite; Tiled, Semi-frameless shower with niche & handheld shower head, twin vanity with 40mm stone bench waterfall & storage, chrome fittings, awning window, private toilet with door Second living/rumpus: Semi-secluded, ducted heating & evaporative cooling, carpet flooring, down lights, high ceilings, solar powered sky-light Theatre: semi-secluded, spacious, multi-use space, large window with roller blinds, carpet flooring, ducted heating & evaporative cooling Additional bedrooms: Spacious, Carpet, ducted heating & evaporative cooling, built in- robes with shelving, downlights, roller blinds Main bathroom: Tiled, semi frameless shower with niche & handheld shower head, single basin with extended 40mm stone vanity, mirrored splashback, roller blind, chrome fittings, Separate toilet Laundry: Tiled, storage closet, bench with fitted trough, space for washing machine & dryer with power points, upgraded glass sliding door access to side path Study: semi-secluded, floating bench, power & data points, feature nib wall Outdoor: Well maintained front yard with established grass and greenery, façade lights, aggregate concrete driveway and porch path, front sensor lights, exposed aggregate concrete outdoor entertaining area, established grass & low maintenance gardens Mod cons: Evaporative cooling & ducted heating, additional reverse cycle split system, stone benchtops throughout, downlights throughout, high ceilings throughout, solar sky-lights, colour bond roof, upgraded stacker sliding doors, walk-in storage closet off main hallway, double car lock-up garage with internal/external access & epoxy painted flooring, aggregate concrete driveway, NBN/Opticomm access, Club Armstrong Access Perfect For: Growing Families, investors, downsizers Close by facilities: future MOUNT DUNEED VILLAGE, Armstrong Creek Town Centre, Club Armstrong, 9 Grams Cafe, sporting ovals, Mirriposa Primary School, local parks & walking tracks, highway to Melbourne and surrounds, Waurm Ponds Shopping Centre, local beaches, Geelong CBD, local shops, cafés, nature reserves, sporting ovals, playgrounds, walking tracks \*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\*