

# 2 Serenity Street, Armstrong Creek, Vic 3217

## House For Sale

Thursday, 11 July 2024

2 Serenity Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Jayden McHenry  
0417161107



Ben Wallis  
0409215489

**\$660,000 - \$710,000**

This sophisticated family residence caters to all the essentials and luxuries for the growing family. Residing on a 400sqm approx. allotment and surrounded by an array of premium homes, parkland and walking tracks, this sensational residence showcases the epitome of family living, unforgettable entertaining and relaxed accommodation. This property offers easy access to a laid-back lifestyle, perfectly positioned between Barwon Heads Road, The Village Warralily, Iona College, Armstrong Creek School, Oberon High School and St. Catherine of Sienna Catholic Primary School. Embrace a lifestyle like no other in this fantastic locale.

**Kitchen** – Open plan kitchen complete with a double basin sink set on a 40mm stone benchtop with a breakfast bar overhang to the island bench. Rear kitchen bench space features a freestanding 900mm oven and stovetop and 20mm stone benchtops. Walk-in pantry plenty of storage, fantastic sized fridge cavity, gas ducted heating and split system cooling. **Dining** - Large living/dining/family area with a plethora of natural light from the South and East facing windows. Complete with roller blinds, ducted heating and split system cooling. **Main Living** - Located at the rear of the home in conjunction with the kitchen and dining space. The area features ducted heating and a split system cooling, wide windows to the East and South with roller blinds throughout, timber laminate flooring as well as glass sliding/security doors leading to the outdoor living space and rear yard. **Additional Living Spaces** – Spacious and offers various styles of living, entertainment and privacy dependant on it's use. The front living space provides a comfortable and spacious abode with carpet, ducted heating as well as North-facing windows with roller blinds. **Master Suite** – Generously sized and situated centrally within the home, it showcases a spacious walk-in robe and a great sized ensuite. Ducted heating, carpeted and West facing windows with roller blinds. **Ensuite** – Tiled shower with wall mounted and handheld showerhead, oversized shower niche, dual basin on a large 20mm stone benchtop vanity with an abundance of storage, toilet, mirrored splashback, chrome fittings and a West facing window with roller blinds. **Additional bedrooms** – Three additional bedrooms are located to the South and West side of the home. All of which are carpeted, have built-in robes, ducted heating as well as windows with roller blinds. **Main Bathroom** - Shower with wall mounted and hand-held showerhead, shower niche, raised bath overlooked by a West facing window with roller blinds, single sink on a 20mm stone benchtop vanity with ample storage, chrome fittings, tiled and mirrored splashback. **Outdoor** – The indoor flows perfectly to the great size undercover outdoor entertainment area and expansive rear yard complete with lush grassed areas, low maintenance garden beds with established plants/trees. Landscaped front yard with established plants, exposed aggregate driveway and entry to the home. **Mod cons:** Upgraded appliances, ducted heating and split system cooling, two living areas the home. Great sized laundry with trough and built-in linen cupboard. Large 6m x 5.5m double car garage with internal access to the home. **Ideal for:** Growing families, first home buyers and investors. **Close by local facilities:** The Village Warralily, Armstrong Creek Town Centre, 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, Barwon Heads Road or Reserve Road. Further access to the Bellarine Peninsula via Barwon Heads Road.\*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.