

# 2197 Warralily Boulevard, Armstrong Creek, Vic 3217

## House For Sale

Sunday, 23 June 2024

2197 Warralily Boulevard, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 509 m2

Type: House



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## \$850,000-\$920,000

Crafted with family and functionality in mind, this pristine built home spares no detail. Comprising four spacious bedrooms, three considerable sized living zones and lavish upgrades throughout, your search for the picture-perfect abode is over! The home's grandiose features are immediately evident upon entrance – from the decked front porch overlooking the rural nature landscape, through to the deluxe master suite which also boasts this view, congregating at an extensive open plan living, dining and kitchen space that is ideal for entertaining. Grand in all facets, the clean and crisp kitchen is complete with ample bench space and storage to accommodate all your cooking desires. Hosting a separate wing at the rear with additional bedrooms and a third living zone that can be completely secluded, the home appeals to families of all sizes.

**Kitchen:** Open plan, 40mm stone benchtops throughout, island bench with waterfall & breakfast bar overhang, integrated power board, dual undermount sink, 900mm oven/cooktop/rangehood, pot drawer cabinets throughout, overhead cabinetry, tile splashback, walk in pantry with ample shelving and cavity slider door, dishwasher, kitchen bulk-head with square-set ceilings, downlights, microwave provision, tiled flooring

**Living/Dining:** Open plan, high square-set ceilings, ducted heating & evaporative cooling, downlights throughout, buffet alcove, feature awning windows, sliding glass stacker doors open to outdoor alfresco creating an indoor/outdoor flow

**Master Suite:** carpet flooring, ducted heating & evaporative cooling, downlights, high ceilings, remote control auto blinds, tinted awning windows, luxe walk in robe with shelving, Ensuite; floor to ceiling tiles, double semi-frameless shower containing shower shelf with waterfall & hand-held shower head, mirrored cabinets, twin vanity with drawer storage, 40mm stone benchtop, feature towel rail, chrome fittings, free-standing bath, awning window, private toilet with cavity sliding door

**Second living/rumpus:** Semi-secluded, ducted heating & evaporative cooling, carpet flooring, down lights, high square-set ceilings, awning window

**Theatre:** Secluded, multi use space, large highlight window with remote control auto blinds, carpet flooring, ducted heating & evaporative cooling, cavity sliding door

**Additional bedrooms:** Spacious, Carpet, ducted heating & evaporative cooling, mirrored sliding robes with shelving, downlights, remote control auto blinds, 1 x bedroom with glass sliding door access to alfresco area

**Main bathroom:** Bath, tiles floor to ceiling, semi frameless shower with niche & handheld shower head, single basin and vanity with mirrored cabinet splashback, 20mm stone benchtops, frosted awning window, chrome fittings, Separate toilet tiled floor to ceiling

**Laundry:** Tiled, storage closet, 20mm stone benchtop with fitted trough, overhead cabinetry, space for washing machine & dryer under bench with power points, glass sliding door access to backyard

**Study:** semi-secluded, carpet, awning windows, ducted heating & evaporative cooling, remote control auto blinds

**Outdoor:** Well maintained front yard with established gardens, façade downlights, decked front porch with ramp, overlooking peaceful nature reserve & farmland, backyard undercover decked alfresco with glass siding doors to indoor, bench seating, garden beds, astra turf and hedging, low maintenance backyard

**Mod cons:** Evaporative cooling & ducted heating, Bluetooth enabled front door lock with key tags, premium position facing nature reserve & farmland, generous 509m<sup>2</sup> allotment, large walk-in pantry with ample shelving, downlights throughout, high ceilings, double lock-up garage with internal/external access, aggregate concrete driveway, NBN/Opticomm access, remote control auto blinds

**Close by local facilities:** Warralily Village shopping centre, Marshall Train Station, Armstrong Creek Town Centre, Waurin Ponds Shopping Centre, Iona College, Armstrong Creek School, Oberon High School, Element Child Care, Geelong CBD (15 minutes), Barwon Heads (15 minutes), Torquay (10 minutes)

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