

22 Duke Street, Armstrong Creek, Vic 3217

House For Sale

Wednesday, 19 June 2024

Armstrong
REAL ESTATE

22 Duke Street, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Bella Hill
0352445675



Teegan Edwards
0400105085

\$635,000-\$675,000

Superbly positioned in walking distance to the Warralily Village Shopping Centre, this brand new home is the ideal opportunity to skip the hassle of building and move straight in. Built with quality features throughout including stone benchtops, high ceilings and door frames, upgraded flooring and an undercover alfresco, this warm residence ticks all the boxes to enjoy both now and for future capital growth! Step through a cleverly designed floorplan from the master through to an open plan kitchen, dining and living layout, flowing seamlessly to outdoor living with an adjacent wing to the additional bedrooms. Within walking distance to local parks, cafe's and shops, and a short drive to both the beach and Geelong CBD, immerse yourself in the perfect blend of coast, city and rural living! Kitchen - 20mm stone benchtops, island bench with double sink, 900mm oven & gas cooktop, overhead cabinetry, ample storage, dishwasher, tile splashback, chrome fittings, downlights, raised ceilings, walk in pantry. Living - Spacious open plan adjoining kitchen/living/dining, raised ceilings, large windows with roller blinds, downlights, ducted heating, split system cooling, timber laminate flooring, glass sliding doors to undercover alfresco. Master Bedroom - Spacious, carpet flooring, downlights, raised ceilings, ducted heating, walk in wardrobe, Ensuite; tiled, 20mm stone benchtop, single vanity with storage, mirror splashback, downlights, semi frameless shower, hand-held shower head, chrome fittings, toilet. Second living - Semi secluded, carpet, downlights, raised ceilings, data points, ducted heating, large window with roller blinds. Main bathroom - Tiled, 20mm stone benchtop, single vanity with storage, mirror splashback, downlights, semi frameless shower with hand-held shower head, chrome fittings, bath and separate toilet. Additional bedrooms - Carpet, raised ceilings, ducted heating, window with roller blinds, built-in robes. Outdoor - Undercover alfresco with downlight, spacious grass backyard, landscaped gardens, rear access to garage. Mod cons - Laundry with trough & outdoor access, ducted heating system, split system cooling, raised ceilings and door heights, double car lockup garage with internal and external access, 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: families, investors, downsizers, first home buyers.*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*