

**24 Ross Street, Armstrong Creek, Vic 3217**



**House For Sale**

Friday, 3 November 2023

24 Ross Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ben Smith



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**\$580,000 - \$620,000**

Explore the ideal family dwelling you've been in quest of! This magnificent four-bedroom home, just a few years old, is situated just moments away from the incredible Warralilly Boulevard Park. It offers an amazing playground suitable for all ages, complete with climbing structures, a zip line, basketball court, a skate park, and expansive green areas to explore. In close proximity to the Armstrong Creek Town Centre, the convenience of the Village at Warralilly, and a variety of excellent educational options, including Iona College, Geelong Lutheran, and Armstrong Creek School, this home's location is perfect for any bustling family. Indoors, the residence features a study and four bedrooms, with the master bedroom having its own private ensuite and walk-in wardrobe. The remaining bedrooms are thoughtfully placed around a central bathroom, making it ideal for young families, they all include built-in robes. The living area offers ample space for relaxation and recreation, while the kitchen, adorned with elegant stone benchtops, offers easy access to living spaces and overlooks a charming meals area with pleasant views of the backyard. Step outdoors into the exquisitely landscaped backyard, bathing in abundant northern sunlight, and relish plenty of room for outdoor pursuits, a game of cricket, or hosting a delightful barbecue with your dear ones. The home is also equipped with ducted heating, air conditioning, and a double remote-controlled garage with internal access. Positioned within walking distance of the fantastic park and with swift access to Barwon Heads Road and the stunning Surf Coast, this relatively new residence is an absolute must-see opportunity that you simply cannot afford to miss!