

27 Mulberry Street, Armstrong Creek, Vic 3217

House For Sale

Saturday, 9 December 2023



27 Mulberry Street, Armstrong Creek, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$645,000 - \$695,000

In enviably the most convenient street in Armstrong Creek, this well-designed and executed home will definitely impress. As the crow flies it stands 303m to the front door of Woolworths, Aldi, a fitness centre, Vet and an easy stroll to Armstrong Creek School & Oberon College. With walking tracks, dog parks and playgrounds at your doorstep, you can leave the car's in the double garage, and stroll for all your conveniences. If the location isn't enough, consider the upgrades these owners have included; 8kW of premium all-black solar panels, 13.2kW solar battery storage, complete blackout blinds on all windows and doors, pre-wired smart-house capabilities compatible with Google Home or Amazon Echo (including split systems, lights and fans!), and the peace of mind knowing you're 100% secure with a Bosch 6000 Alarm, plus wired security cameras, covering every aspect of the home, and all managed by an app. If that doesn't tempt you enough, also for your consideration: - Three generous bedrooms, all carpeted with built-in robes, ceiling fans & main bedroom with split system & walk-in-robe to ensuite. - Two separate living areas, as well as a designated dining space - Beautiful, functional kitchen with island bench (with powerpoints!), 900mm gas cooktop & oven, dishwasher, stone benchtops, plumbed fridge cavity & walk-in-pantry - Central bathroom to service 2nd & 3rd bedrooms including bath & separate WC for guests - Secure entertainer's backyard, including a built-in BBQ, 35sqm deck with undercover fan, TV connection & mount, lawn for the kids & the dog to run around & double-gates for easy access Further features include ducted central heating, two split systems, separate laundry with direct access to the backyard for hanging out your washing, double garage with remote access & internal access. For the investors, this property is currently rented on a periodic tenancy at \$2,129pcm and is compliant with all minimum standards and compliance.