

270 Harriot Road, Charlemont, Vic 3217

House For Sale

Wednesday, 10 July 2024

270 Harriot Road, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 250 m2

Type: House



Alfritz Toledo
0447723776



Ben Wallis
0409215489

\$570,000-\$620,000

Discover your dream home in the growing estate of Glenlee! This brand new, never lived - in residence offers a perfect blend of modern luxury and convenience. Move - in ready features three spacious bedrooms and two beautifully appointed bathrooms, making it an ideal choice for first home buyers and savvy investors alike. The upgraded kitchen boast sleek countertops and premium appliances, seamlessly flowing into an expansive living zone that is perfect for entertaining or relaxing with family. Located just 15 minutes from Geelong's vibrant CBD and 20 minutes from the scenic beaches of Barwon Heads and Ocean Grove, this home offers the perfect balance of city convenience and coastal serenity. Outside, the property provides side access for added privacy and easy of entry. The low-maintenance yard is ready for your personal touch, whether you envision a tranquil garden retreat or a space for outdoor gatherings. With a secure single- car garage, your vehicle will be safely stored, and there's ample room for additional parking. Don't miss this exceptional opportunity to own a stylish and contemporary home in a sought-after location, where modern living meets coastal charm. Kitchen: 20mm stone bench-tops throughout, free standing island bench with breakfast overhang, 900mm appliances with fully tiled splashback, chrome fittings, stainless steel appliances, built in pantry with shelves, allocated fridge space, overhead cabinetry, timber laminate flooring. Living: Open plan adjoining living, dining and kitchen, timber laminate flooring, downlights, evaporative cooling, ducted heating, sliding door connecting outdoor and indoor area. Master bedroom: Carpet flooring, evaporative cooling and ducted heating, light filled windows roller blinds, walk in robe. Ensuite: 20mm stone benchtop fitted with a single vanity and chrome fittings, frame less mirror, single shower with niche, tile flooring, toilet, frosted windows with roller blinds. Additional rooms: Carpet flooring, ducted heating and evaporative cooling, built in robes, windows with roller blinds. Main bathroom: 20mm stone bench fitted with a single vanity, frame less mirror, chrome fittings, single shower with niche, bath, frosted windows with roller blinds, towel rack. Outdoor area: Fully landscaped, low maintenance, fully fenced. Mods cons: Ducted heating and cooling, downlights throughout, laundry with trough, storage space, single car lock up garage with internal access, low maintenance outdoor area. Close-by local facilities: Local parks and playgrounds, nearby walking tracks, existing and future wetlands, easy access to Barwon Heads Road, Future Charlemont Rise Shopping Centre, Future Horseshoe Bend Primary School. The Warralily Village Shopping Centre, Armstrong Creek Community Hub, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School, Oberon High School, 15min to Geelong CBD, 10min to Barwon Heads & 13th Beach. Disclaimer: Please be advised that some images included in our marketing materials feature virtual staging techniques designed to illustrate the property's potential appearance; these digitally altered images do not represent its current condition. *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*