

# 28 Sandspit Walk, Armstrong Creek, Vic 3217

## House For Sale

Wednesday, 10 July 2024

28 Sandspit Walk, Armstrong Creek, Vic 3217

**Bedrooms: 3**

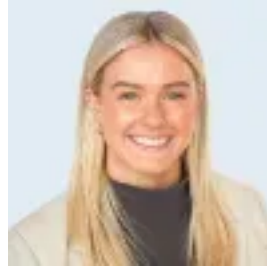
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sam McLachlan  
0414676470



Bella Hill  
0352445675

**\$570,000 - \$610,000**

Situated perfectly, this stylish and practical townhouse has everything you need and more. With impressive features and outstanding views, this residence offers the ideal setting for serene, easy living as a first home, investment or 'rightsizer' purchase. Enjoy a wonderful position overlooking serene nature spaces and grassed ovals, providing a tranquil and picturesque environment. Entertain in style with a large open plan living area and a modernized kitchen complete with 20mm stone benchtops and in-built appliances, it's designed to meet all your needs. Seamlessly connect to your north-facing outdoor entertaining area, perfect for enjoying sunny days in your private backyard with loved ones and furry friends. The spacious master suite features a walk-in robe and a private ensuite, while two additional bedrooms offer lovely views and ample storage with built-in robes. Practical and stylish features include raised ceilings, split system cooling in the downstairs living area and master suite, a study nook and adequate storage ensuring comfort throughout the year. The rear roller door provides easy access to your detached double garage, enhancing convenience and security. Experience secure and peaceful living with everything you need right at your fingertips. This prime location offers beautiful views and is close to Warralily Village, local schools, walking tracks, and provides easy access to Geelong, the Bellarine Peninsula, and the Surf Coast.

**Kitchen:** Subway tile splashback, 20mm stone benchtop, breakfast bar overhang, 600mm built in appliances, dishwasher, microwave cavity, double bowl sink, overhead cabinetry, fridge cavity.

**Living/Dining:** Open plan living, study nook, sliding doors to north facing backyard, split system cooling, ducted heating, downlights, timber laminate, powerpoints, roller blinds.

**Master Bedroom:** Spacious master, walk in robe plus sliding robe for extra storage, split system cooling, ducted heating, downlights, carpet, feature windows, roller blinds.

**Ensuite:** Semi-frameless shower, hand held shower head, stone benchtop, single vanity with ample storage, open toilet, window.

**Additional bedrooms:** Beautiful views, built in robes, windows, downlights, roller blinds ducted heating.

**Main Bathroom:** Double shower/bath, hand held shower head, 20mm stone benchtop, single vanity with ample storage, open toilet.

**Mod cons:** Rear roller door access for detached double garage, raised ceilings, split system cooling, ducted heating, european laundry with trough, study nook, downlights.

**Ideal for:** First home buyers, Investors, families and couples.

**Close by local facilities:** Local walking tracks & reserves, Warralily Village Shopping centre, Armstrong Creek Primary School, Oberon High School, Armstrong Creek East Community Hub, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Geelong, Bremlea, Barwon Heads, Torquay, Wauron Ponds Shopping Centre.

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