

# 311 Munro Loop, Armstrong Creek, Vic 3217

## House For Sale

Sunday, 23 June 2024



311 Munro Loop, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 221 m2**

**Type: House**



Blake Pilkington  
0396744580

**From \$549,500**

Overlooking the Sparrovale-Nubitj yoorree Wetlands & Conservation Reserve, Haymont is perfectly positioned to connect you to major community centres and the region's best natural highlights. Located only 10 minutes from the Geelong CBD, and less than 15 minutes from Barwon Heads and the Surf Coast Beaches via the Bellarine and Surf Coast highways, everything you need is always effortlessly in reach. Enjoy living in prime position, surrounded by first-class education, everyday shopping means just a quick trip to The Village Warralily's Woolworths supermarket and produce stores, just three minutes from home. Completing the picture beautifully is the expansive parklands that surround the neighbourhood. With our 3 easy steps, getting into your new home will be smooth sailing from start to finish. We can help you from sorting your finance to locating the perfect block and finding your dream home. We've also partnered with Alisa and Lysandra to design six unique internal and external colour schemes, available to our customers as standard. Homebuyers Centre's Colour Studio gives our customers a professionally designed home, whatever your budget. The Piper is a compact, stylish home featuring plenty of clever storage and a European laundry. The open plan living and dining area are at the heart of the home with a gourmet kitchen ideal for entertaining. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Facade included Fixed site costs 7 Star energy rating Exposed aggregate driveway Brick infills over windows Quality floor coverings throughout Low E double glazed windows and sliding doors 3.5kW solar PV system Westinghouse stainless steel appliances Choice of matt black or chrome tapware A market leading 12 Month Maintenance period & 25 Year Structural Guarantee At Homebuyers Centre, we take care of everything, right from day one, to the day we hand you the keys - and beyond. Let us help you make your dream home a reality, enquire today! The Homebuyers Centre Team will be there to guide you through every step of the process, from the moment you step into a display home to the day you step through your new front door and beyond. Proud recipients of the 2022 ProductReview.com.au Award in the Home Builders Melbourne & VIC category. This award is a testament to the commitment our team has towards delivering a phenomenal customer

experience. \*\*\*\*\*DISCLAIMER; \*Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. 'Fixed' pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. All information contained within this document is accurate at time of printing (September 2023).