

# 35-39 Raleigh Circuit, Armstrong Creek, Vic 3217

## House For Sale

Wednesday, 19 June 2024

35-39 Raleigh Circuit, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 538 m2**

**Type: House**



Jayden McHenry  
0417161107



Will Scmazzon  
0488706144

## \$880,000 - \$950,000

This sophisticated family residence caters to all the essentials and luxuries for the growing family. Residing on an expansive 538sqm approx. allotment and surrounded by an array of premium homes, parkland and walking tracks, this sensational residence showcases the epitome of family living, unforgettable entertaining and relaxed accommodation. This property offers easy access to a laid-back lifestyle, perfectly positioned between the Surfcoast Highway, Armstrong Creek Town Centre, Busy Bees Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School and Oberon High School. Embrace a lifestyle like no other in this fantastic locale.

**Kitchen** – An incredible open plan kitchen complete with a multitude of upgrades and features including appliances, pendant lighting, double glazed windows with electric roller blinds and much more. The kitchen island features a gorgeous 20mm stone benchtop with double basin inset sink set with a breakfast bar overhang as well as dishwasher. The rear kitchen space features upgraded appliances, LED lighting and stylish tiled splashback. The walk-in pantry is hidden behind the kitchen and lit by downlights and natural lighting, fantastic sized fridge cavity, gas ducted heating and reverse cycle split system.

**Dining** - Spacious living/dining/family area with a plethora of natural light from the North and West facing double-glazed windows, electric blinds throughout, built-in stereo system, downlights, gas ducted heating, reverse cycle split system and dual glass sliding doors to the outdoor entertainment space.

**Main Living** - Located to the rear of the house in conjunction with the kitchen and dining space. The area features gas ducted heating and reverse cycle split system, wide glass sliding doors to the West leading to the outdoor entertainment space and double glazed windows with electric blinds to the North overlooking the pool.

**Additional Living Spaces** – Spacious and offers various styles of living, entertainment and privacy dependant on their use. The additional living space provides a comfortable and spacious abode with upgraded carpets and underlay, ducted heating and reverse cycle split system, West-facing double-glazed windows with electric blinds.

**Master Suite** – Generously sized and situated at the front of the home, it showcases a spacious side by side walk-in robe and a gorgeous ensuite. Ducted heating, upgraded carpets and underlay. West and South facing double-glazed windows with electric blinds and plantation shutters. Ducted heating and reverse cycle split system.

**Ensuite** – Tiled shower with wall mounted/handheld showerhead and niche, dual basin on a large 20mm stone benchtop vanity with an abundance of storage, toilet, mirrored and tiled splashback as well as chrome fittings.

**Additional bedrooms** – Three additional bedrooms are located centrally throughout the home. All of which feature upgraded carpets and underlays, have built-in robes, ducted heating as well as windows with electric blinds.

**Main Bathroom** – Tiled shower with wall mounted/hand-held showerhead and niche, shower niche, raised bath overlooked by frosted windows, single sink on a 20mm stone benchtop vanity with ample storage, chrome fittings, tiled and mirrored splashback.

**Outdoor** – The indoor flows perfectly to the great size undercover outdoor entertainment space and expansive rear yard complete with lush grassed areas, 8.3m solar heated pool, 8 person gas heated spa, additional exposed aggregate pathways surrounding the home, dedicated toilet to service the pool area. The front yard features gated side access, exposed aggregate driveway and entry as well as landscaped gardens.

**Mod cons:** Double-glazed windows to living spaces and master bedroom. Upgraded carpet with Imperial Plus underlay. Central zoned gas ducted heating and three reverse cycle split systems. Colorbond roof with sarking. 450mm eaves. Tall 2740mm ceilings with 2400mm doors throughout. Electric roller blinds throughout. Soft close on all cabinetry. Large alfresco with external electric blinds. Built-in stereo system to the rear living area and outdoor alfresco. Swan security camera system with six perimeter cameras. Narellan 8.3m Seren solar heated pool and Narellan eight person Neptune gas heated spa. Dedicated external toilet to service the pool area.

**Ideal for:** Growing families, retirees and downsizers.

**Close by local facilities:** Local Parks and Playgrounds, Easy Access to Surfcoast Highway, Armstrong Creek Town Centre, Busy Bees Child Care, St. Catherine of Sienna Catholic Primary School, Armstrong Creek School and Oberon High School.

\*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.