

# 7 Arnold Circuit, Charlemont, VIC, 3217

## Sold House

Thursday, 22 August 2024

7 Arnold Circuit, Charlemont, VIC, 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Kingston Wade  
0438033999

## Luxury 4 bedroom family home.

This immaculate 4-bedroom family home showcases elegant style and glamorous features throughout. The open-plan living/dining/kitchen area will exceed all your needs. Move in today and enjoy this high-quality home with all the upgrades and inclusions one could desire, with nothing more to do. Situated on a generous 512m<sup>2</sup> allotment, within the evolving new estate - Glenlee Armstrong Creek, you could not be better located, with world-class beaches and coastlines just a short 15-minute drive away, as well as Geelong's CBD close by.

Showcasing three large, separate living areas, there is no shortage of space for the whole family. You have the freedom to create exclusive spaces for family get-togethers, entertainment, and relaxation, as well as designated areas for kids or guests.

As you step inside, be greeted by the grandeur of high ceilings, creating a sense of spaciousness and openness. Experience year-round comfort with zone-controlled evaporative cooling and ducted heating. Enjoy the curated selection of feature light fittings and pendant lights in the kitchen, with downlights creating a warm ambiance in living areas. Throughout the home, elegant plantation shutters grace the windows.

**Kitchen:** The kitchen is a culinary enthusiast's delight, equipped with 900mm appliances, 40mm stone benchtops, featured tiled splashback, an undermount sink, overhead cupboards, and dedicated wine storage. Ample storage is provided by large pot drawers, soft-close cabinets, and a full-length walk-in pantry with floor-to-ceiling shelving on one side and an extra benchtop with cabinetry and power points on the adjacent side.

**Living:** Discover a touch of sophistication with a wallpapered TV niche and built-in cabinetry in the lounge. Embrace the warmth of a gas log fire, complete with a convenient remote control. Slide open stacker doors from the lounge to the back deck, complete with security screens.

**Bedrooms:** Indulge in restful slumber with double complete blackout roller blinds in every bedroom. Enhanced plush carpets provide the ultimate in comfort. Walk through double doors and find the expansive master suite featuring a grand walk-in robe with top-to-toe fit-out including shelving, draws, hanging space, and more. All additional bedrooms boast mirrored built-in robes with convenient shelving.

**Bathrooms:** Luxurious touches continue in the bathrooms. Expansive ensuite featuring a tiled double shower with both a rain head and handheld shower as well as a tiled niche and shower base, large extended stone bench top with dual basins, abundant storage, extended mirror, and separate toilet. The main bathroom features a tiled shower with both a rain head and handheld shower, as well as a tiled niche and shower base, vanity with stone bench top, mirror, and a deep bath. An upgraded powder room features a full basin and cabinet for added convenience.

**Laundry:** The laundry is thoughtfully designed with built-in cabinetry, a full bench, and a pull-out laundry basket. Step into a well-organized walk-in linen closet with floor-to-ceiling shelving. There is no shortage of storage in this house.

**Study/Office:** Need a dedicated workspace? Explore the possibilities with an extra study or office area. The third living area can also serve as a fifth bedroom, complete with convenient cavity sliding doors.

**Outdoor:** Host gatherings on the expansive quality timber deck in the undercover alfresco area, perfect for entertaining guests all year round. Outside, revel in a fully landscaped low-maintenance oasis with top-grade artificial turf, raised garden beds, carefully selected plants, and majestic trees including ornamental pear trees to add to the charm. A garden shed offers additional storage space. The front yard is also carefully manicured, creating a maintenance-free lifestyle.

**Security:** Rest easy knowing the property is secure with a top-of-the-line alarm system and a cutting-edge security setup featuring 6 high-definition cameras accessible on your TV and phone from anywhere. A side gate provides controlled access. The remote-controlled garage, equipped with two handsets and wall control, adds an extra layer of convenience.

Location: Situated within 3 minutes to Armstrong Creek Shopping Centre, walking distance to the Glenlee Adventure playground, Sparrowvale wetlands, local walking tracks, and sporting ovals, as well as close proximity to multiple beaches, including Barwon Heads, 13th Beach, Torquay, Breamlea, and many more, including the famous Great Ocean Road. Easy access to Geelong CBD, Marshall Train Station, Hospitals, shops/supermarket, and local schools and childcare centres.

Seize this opportunity to own an exceptional property! Contact us now to arrange a viewing.