

76 Bramley Avenue, Charlemont, Vic 3217

House For Sale

Sunday, 23 June 2024

76 Bramley Avenue, Charlemont, Vic 3217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Ben Wallis
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Alfritz Toledo
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\$480,000-\$510,000

Nestled in a serene family-friendly locale, this home combines essential comforts with stylish living. Featuring a charming master suite, one additional bedroom, and a spacious shared living, kitchen, and dining area, it offers year-round comfort with ducted gas heating throughout. The seamless integration between the kitchen, dining, and living spaces extends effortlessly to the low maintenance outdoor entertainment area, creating an ideal venue for hosting gatherings.

Positioned in a superb and convenient location near The Village Warralily, Armstrong Creek Town Centre, Iona College, Grovedale East kindergarten, Armstrong Creek School, Oberon High School. Local Parks, walking and bicycle tracks, and provides easy access to Geelong, Torquay, and the entire Surf Coast. Features include:

Kitchen: Spacious benchtops with breakfast bar, double basin sink, chrome fittings, stainless steel appliances (600mm oven, stovetop, rangehood, dishwasher), built-in pantry, tiled splashback.

Living/Dining Area: Centrally located with windows, roller blinds, glass sliding doors to the outdoor living space.

Master Suite: Generously sized with a large walk-in robe, ensuite bathroom, carpeted floors, roller blinds.

Additional Bedroom: One addition bedroom with built-in robes, carpeted floors, windows with roller blinds.

Bathroom: Large shower with wall-mounted and handheld shower head, single sink vanity with ample storage, detached toilet, large mirror splashback, chrome fittings.

Outdoor Area: Spacious entertainment area with low-maintenance garden beds and established plants in both front and rear yards. Enjoy a lifestyle of convenience and comfort in this superb location, perfectly positioned to embrace everything the area has to offer.

Ideal for: First home buyers, downsizers and investors.

Close by local facilities: The Village Warralily, Armstrong Creek Town Centre, Iona College, Grovedale East kindergarten, Armstrong Creek School, Oberon High School. Local Parks, walking and bicycle tracks. Five minutes to the Marshall Train Station via Reserve Road. Easy access to Surf Coast Highway, Geelong Ring Road and the Geelong CBD via Boundary Road, Reserve Road or Burvilles Road. Further access to the Barwon Heads Road and the Bellarine Peninsula via Boundary Road and Boundary Road or Reserve Road.

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