

8 Esperance Avenue, Armstrong Creek, Vic 3217



House For Sale

Sunday, 23 June 2024

8 Esperance Avenue, Armstrong Creek, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Luke Wallden
0459709832



Ben Wallis
0409215489

\$619,000-\$669,000

Centrally located and perfectly position, this home is a fantastic opportunity for those who value location and proximity to all amenities. Throughout the home appropriate upgrades have been included to provide comfort and liveability. Follow through to a room to be used at your leisure with the main living close by for entertaining and socialising. Additional to the living area, proceed to the stunning private and low maintenance backyard that is great for peaceful relaxing. Take advantage of all close by amenities such as local parks and walking tracks, Armstrong Creek Town centre, Warralily Village and easy access to the Torquay/Surfcoast Highway & Barwon Heads Rd. This home will appeal to many and wont last long. Kitchen: 20mm stone benchtops, island bench with breakfast bar overhang, 900mm gas cooktop/oven/rangehood, tile splash back, walk in pantry, chrome fittings, overhead cabinetry, down lights, raised ceilings, timber laminate flooring, dishwasher, window allowing natural light with roller blind, microwave provision, fridge cavity space Living/dining: Open plan adjoining living/kitchen/dining, timber laminate flooring, roller blinds, ducted heating & evaporative cooling, raised ceilings, downlights, entertainment alcove, glass sliding doors to outdoor area Master bedroom: Carpet, awning windows with roller blinds, ducted heating & evaporative cooling, tv & data points, feature windows, walk in robe, Ensuite; chrome fittings, mirror splash back over extended vanity with storage, semi frameless shower, fully tiled shower, toilet Second living: Semi secluded, carpet, roller blinds, raised ceilings, ducted heating & evaporative cooling - Study nook! Additional bedrooms: Carpet, roller blinds, down lights, built in robes, ducted heating & evaporative cooling, raised ceilings Main bathroom: Chrome fittings, single vanity, feature mirror, semi frameless shower, fully tiled shower, separate toilet, bath Outside: Undercover alfresco with light, low maintenance & private yard, grass, established garden beds & tree line, single side gate access, single door access to garage Mod cons: Laundry with trough and storage, linen and storage in hall way, internal/external access from garage, ducted heating & evaporative cooling throughout, down lights, dishwasher, NBN/Opticomm access, Double car lock up garage with remote control. Ideal for: Couples, First Home Buyers, Investors, Downsizers Close by local facilities: Iona College (2-3 minutes walking distance, Elements Child Care, Primary Schools, Geelong Lutheran College, Sporting Grounds, Warralily Boulevard Playground, Armstrong Creek Town Centre, The Village Warralily, Community Centre and Early Learning Centres, Easy Access to Surf Coast and Barwon Heads, 15 Minutes to Geelong CBD and Waterfront, Close to Train Stations and The Geelong Ring Road*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. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS