

80 Flourish Drive, Mount Duneed, VIC, 3217



House For Sale

Sunday, 18 August 2024

80 Flourish Drive, Mount Duneed, VIC, 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Packed full of Features, Parkside Prestige Address

Defined: Perfect for the stylish family set on a low-maintenance lifestyle, this sensational parkside address delivers 34sqm of internal living space with four bedrooms, four living zones and a private outdoor environment. With Club Armstrong access and walking tracks at the front door, enjoy a true community living experience with feature-heavy comforts, including double glazing throughout, engineered timber floors and raised ceilings.

Considered:

Kitchen: Expansive stone island bench with dual sink, breakfast bar and Fisher & Paykel dishwasher drawer. Butler's pantry with open storage, large window splashback and additional sink. Dry pantry, stone benchtops, extra-large fridge cavity with sink, ample soft-close cabinetry, double Fisher & Paykel wall ovens, large window splashback and gas cooktop.

Open Plan Living/Dining: Hard-wearing floors, large light-filled proportions, sheer curtains, dining pendant light, and sliding stacker doors to alfresco zone.

Formal lounge: Raked ceiling height, gas fireplace, fireproof cement wall, square-set cornice, provision for TV, plush carpet underfoot, pendant light, plantation shutters and sheer curtains.

Rumpus Room: Carpet underfoot, sheer curtains, sliding door access to private courtyard with garden, provisions for theatre.

Master Suite: Open ensuite with dual vanity and underbench storage, large shower with niche and dual shower heads, feature herringbone tiling, and private (upgraded) toilet. 'His and her' walk-in robes, plantation shutters, highlight window, ceiling fan, and feature painted wall.

Additional Bedrooms: Light-filled proportions, three additional bedrooms each come with built-in robes, carpet and downlights. Two offer block-out and sheer curtains, while the remaining comes with a highlight window and shutters.

Main Bathroom: Freestanding tub, feature herringbone tiling with full-length niche, single vanity with underbench storage, shower with rail shower head, and separate toilet.

Outside: Immaculately kept gardens provide a beautiful space for those who love to potter, while internal zones provide secure space for pets. Exposed concrete pathways afford easy perimeter access, while a double garage (with smartphone connectivity) and concrete driveway offers ample off-street parking.

Luxury Inclusions: Open study/fourth living with skylight and internal shutters, double glazing throughout, ducted heating and evaporative cooling, engineered timber floors, solar hot water system, electric exterior blinds, raised ceiling heights with added-height doors, R7 insulation in ceiling, alarm system, and pedestrian side gate access. Dedicated laundry with full-sound barrier and added insulation between entertaining and accommodation.

Close by facilities: Bunjils Nest, 9grams and Cups Kanteen, Mirriposa Primary School, Sovereign Drive Oval, Armstrong Creek and walking trails, Armstrong Creek Town Centre, Warralily Village, Geelong Lutheran College, Grovedale College, public transport and easy Geelong CBD access via Surf Coast Highway.

Ideal For: Families, professionals, empty nestors, couples.

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