

# 1113 Tranquility Crescent, Armstrong Creek, VIC, 3217

## Land For Sale

Saturday, 31 August 2024

1113 Tranquility Crescent, Armstrong Creek, VIC, 3217

Type: Land



Namita Singhal  
0393441555



Sam Arora  
0433236000

## 252sqm land in a superior location of ARMSTRONG CREEK

Namita Singhal from BIGGIN & SCOTT proudly presents this block of land of size 252 sqm up for sale in the famous HARRIOTT estate of ARMSTRONG CRREK

Land size : 252 sqm

Frontage: 16 m

Lot 1113

Easement: NO

Deposit paid: 10%

Settlement Sep 2023

Residents of Harriott enjoy easy connections to everyday needs, including the local shopping village, the future regional active space and excellent educational facilities for prep to Year 12. Located just 15 minutes between the city of Geelong and the surf coast, it's the best of both worlds.

### Abundant activities in reach

Work out at the local fitness club, swim laps at the future aquatic centre or hike and bike along abundant trails. Harriott will also sit a stone's throw from the region's proposed premier sports and recreation facilities - set to feature three football ovals, four soccer pitches, netball courts, and a pavilion.

### Short stroll to urban essentials

The local shopping centre has everything you need from dining to fitness. Just opposite Harriott, The Village Warralily includes a Woolworths, Aldi, gym, cafes, a dentist and medical centre, and family-friendly dining options.

### Discover Geelong and the Bellarine

A short drive away from Geelong - now a growing, bustling city thriving in innovation and business - life at Harriott is perfectly placed between city and coast. Transport links connect Armstrong Creek to Melbourne in the form of Barwon Heads Road and nearby Marshall Railway Station with railway upgrades on the horizon.

### Walk to school

Excellent education is a short walk or bike from home. The Armstrong Creek Education precinct features Armstrong Creek School, a combined primary and specialist school, Oberon High School for secondary education. Residents can also access ample excellent education opportunities in Geelong, just a short commute away.

Perfect for first home buyers or investors.

For all enquiries contact Namita Singhal on 0410093389 or Sam Arora on 0433236000

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence check list:

[www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist).