



48 Sanctuary Boulevard ARMSTRONG CREEK, VIC



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## Family Sanctuary Metres From The Park

This is the family charmer you've been looking for! Only a few years old, this 4 bedroom home is just a few minutes from the Sanctuary Estate park, a superb all ages playspace with climbing features, basketball ring, skate park and grassy areas to explore. With the Armstrong Creek Town Centre close by, plus all the amenity of the Village at Warralilly and a choice of exceptional school options (including Iona College, Geelong Lutheran and Armstrong Creek School) all within reach, this home is perfectly positioned for the busy family.

The home itself is well equipped for a growing family with four bedrooms, the master with an ensuite and a walk-in robe. The further bedrooms are delightfully tucked away in a private sleep wing, ideal for young families, all with built in robes. Two spacious living areas cater well for the juggle of family life, toys in one area, adult zone in the other! The kitchen with stone benchtops has access to both living areas and overlooks the meals zone with views to the grassy backyard beyond, meaning the chef always has their finger on th

**Price:** \$660,000 - \$695,000

**Property Type:** House

**Land:** 504 m2

# HAYDEN

Hayden Real Estate -

Torquay

samh@hayden.com.au

# 48 SANCTUARY BOULEVARD, ARMSTRONG CREEK



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