



2159 Warralily Blvd ARMSTRONG CREEK, VIC

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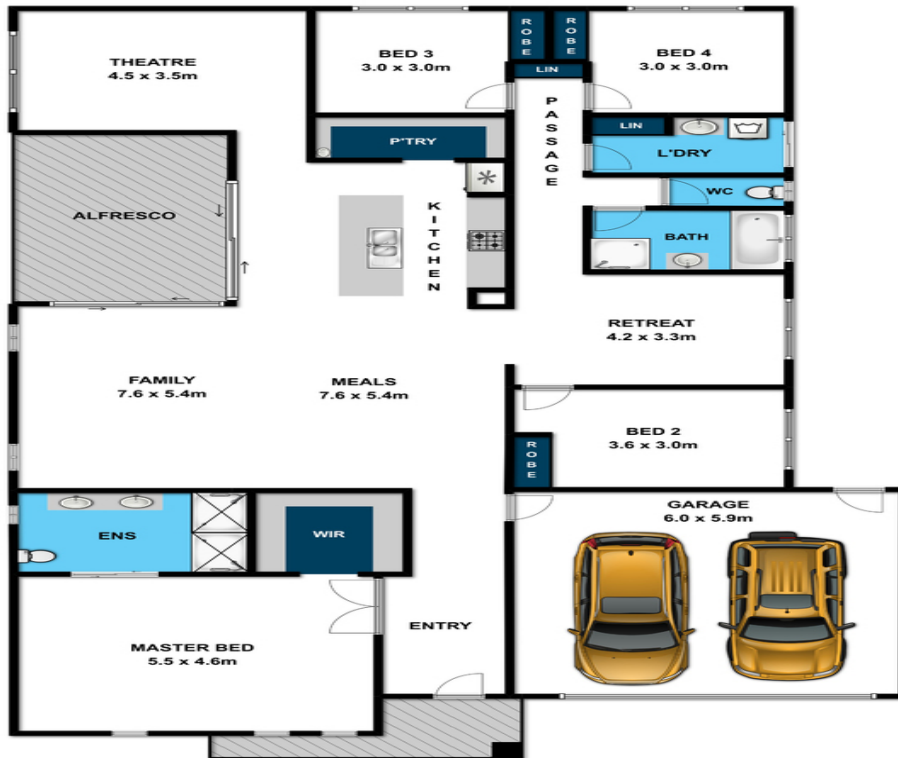
## Big Backyard and Everything's Close at Hand!

Why is Armstrong Creek your chosen location? Is it the brand-new amenities? The world class beaches close at hand. The family atmosphere and community? The modern new estates and homes? The easy commute to Geelong and Melbourne? The outstanding local schools? The lifestyle? Whatever your reasons may be the reality is that your choice can be for all of these reasons with this contemporary property in the popular Warralily Coast development.

Well cared for and only 18 months new, the property is family friendly both inside and out. Offering 2 large open living areas (plus cinema/games room), 4 generous bedrooms, 2 bright functional bathrooms and spacious kitchen (with access to an extensive alfresco entertaining area in the large rear garden), there is an abundance of space for all of your family's needs. One of the larger blocks in this estate at approx.. 627m<sup>2</sup> with side vehicle access allows for easy storage of a boat or caravan. Furthermore, practical elements considered right throughout the home (such as the remote double garage, ducted central heating & c

**Price:** \$600,000 to \$640,000

**Ben Jackson**  
0437 380 706



Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



**2159 Warralily Boulevard**

**Armstrong Creek**