

# 35 Botanical Drive, Mount Duneed, Vic 3217

## Sold House

Wednesday, 18 December 2024



35 Botanical Drive, Mount Duneed, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 176 m2**

**Type: House**



Deane Hughes  
0407926659



Ced Jimenez  
0416657332

**\$590,000**

Perfectly positioned in the popular Armstrong Estate, this beautifully presented dual-level home offers comfort, style, and convenience in one of Mount Duneed's most desirable locations. With park frontage and an easy, low-maintenance design, this home is perfect for first-home buyers, couples, or young families to secure a modern property in a thriving community. From the moment you step inside, you'll notice the thoughtful layout and quality finishes. The open-plan living, dining, and kitchen areas flow seamlessly to the outdoor courtyard, creating an effortless indoor-outdoor lifestyle. The kitchen features stone benchtops, a large island with a breakfast bar, dual undermount sinks, a 600mm cooktop and oven, and plenty of storage with overhead cabinetry and a built-in pantry. The master suite is a private retreat, complete with dual built-in wardrobes, a handy study nook, and an ensuite featuring a large semi-frameless shower, vanity, and chrome fittings. Two additional bedrooms upstairs include built-in robes, carpet flooring, and roller blinds, serviced by the main bathroom with a free-standing bath, semi-frameless shower, and vanity. For added convenience, there's also a powder room downstairs. Outside, the low-maintenance backyard is fully fenced and perfect for relaxing or entertaining, while the upstairs balcony offers lovely views over the park. Additional features include split-system heating and cooling, timber laminate flooring, NBN/Opticomm connectivity, an understairs laundry, and downlights throughout. Located just moments from Armstrong Creek Town Centre, local parks, playgrounds, walking tracks, and Mirriposa Primary School, everything you need is within easy reach. Enjoy the convenience of nearby cafés, Club Armstrong, Waurm Ponds Shopping Centre, and quick access to Geelong CBD, local beaches, and the highway to Melbourne. This home is ready for its next chapter, offering modern, low-maintenance living in a fantastic location. Don't miss your chance to make it yours – contact us today to arrange an inspection!