

# 5 Vaughan Drive, Armstrong Creek, VIC, 3217



## House For Sale

Sunday, 3 November 2024

5 Vaughan Drive, Armstrong Creek, VIC, 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Timeless Design Meets Modern Luxury

Defined: Thoughtfully designed to harmonise timeless interior features with a contemporary flair tailored for modern family living, this private double-storey sanctuary welcomes you to experience a privileged lifestyle that highlights the artistry of fluid indoor-outdoor spaces.

Providing families with all the functionality they desire, the home showcases two living zones, large alfresco entertaining with modern amenities, four-bedrooms and a collection of thoughtful inclusions. All positioned to maximise convenience to Oberon High School and Armstrong Creek School, it sits within easy reach of local shops, neighbouring parklands and public transport.

Considered:

**Kitchen:** Walk-in dry pantry with fridge cavity, freestanding cooker, exposed rangehood with ample cabinetry including overhead cabinets. Breakfast bar, stone benchtop, tiled splashback with splashback window, kitchen pendant light with three settings, microwave cavity, dishwasher, hard-wearing laminate timber flooring, and dual sink.

**Open Plan Living/Dining:** Ample glazing with access to the alfresco, hard-wearing laminate flooring, custom window furnishings, feature pendant light over dining space.

**Lounge:** A wall of Ziptrack roller blinds links to alfresco, multiple windows with garden views, exposed ceiling beams, hybrid floors and a seamless indoor-outdoor feel.

**Master Suite:** 'His and hers' walk-in robes, and ensuite with dual vanity and a large shower. Rear garden views from windows, carpet underfoot, custom window furnishings.

**Additional Bedrooms:** Three secondary bedrooms, all featuring built-in robes, and windows with custom furnishings.

**Main Bathroom:** Built-in tub, single vanity with underbench storage, standard shower, and separate toilet.

**Outside:** Sensational alfresco dining is anchored by decking, featuring built-in cabinetry with built-in barbecue with mains gas. Landscaped gardens provide endless fun for children with monkey bars, space for a trampoline and generous grassy play space. A fire pit area and hot/cold outdoor shower (with provisions for outdoor sink), enhance a double garage with drive-through access to a concrete pad for the trailer.

**Luxury Inclusions:** Gas ducted heating, evaporative cooling, timber staircase, 'dusk til dawn' garden lighting, 2.7m ceiling heights downstairs, light dimmers throughout, and side garden shed.

**Close by Facilities:** Armstrong Creek School, Oberon High School, Warralily Village, Armstrong Creek Soccer/Netball Clubs, Brighthouse Early Learning, Geelong Lutheran College, Elements Child Care Centre, Mirripoa Primary School, Iona College, and Armstrong Creek Town Centre.

**Ideal For:** Large or growing families, downsizers, investors.

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