

Property Package Fixed Price

Warralily Promenade - 119
11911 Simpson Circuit Armstrong Creek VIC
3217



\$802,530

10 minute drive to Torquay's famous beaches, the award winning wineries on the Bellarine Peninsula, and Geelong's vibrant CBD and waterfront
Including Geelong Lutheran College which opened its junior and senior campus (P-8) in 2009. Armstrong Creek School, Biyala Primary School, St Catherine of Siena Catholic Primary School and the relocation of Oberon High School.
Easy access to shops, supermarkets, cafes and dining, Armstrong Creek major retail town centre
The reinvigorated Armstrong Creek will act as the centrepiece of Warralily's

LAND PRICE \$405,000	LAND SIZE M ² 400.0
BUILD PRICE \$397,530	BUILD SIZE M ² 203.09
LAND REGISTRATION Q1 2027	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

203.09 m²


4


2


2



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.