



### 46 Armstrong Street Creswick VIC

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Nestled within a spacious yet easily manageable 2,620m<sup>2</sup>, this charming lifestyle property offers a tranquil retreat in a secluded and private setting. The 4-bedroom iron-clad home incorporates elements of bluestone and hardwood flooring, seamlessly blending with the natural bush surroundings. The country-style kitchen is equipped with a gas cooktop, electric oven, and dishwasher, leading to an open-plan dining and living area featuring a bay window. Creature comforts abound, including a Norsman combustion wood heater and a split system. The rear sunroom and covered decked area ensure year-round entertaining for guests. The impressive 16m x 9m shed, accessible from the rear of the property, is a standout feature and is perfect for a tradesperson. A partial mezzanine floor within the shed offers versatile space for an office, studio, or an older child's bedroo ...

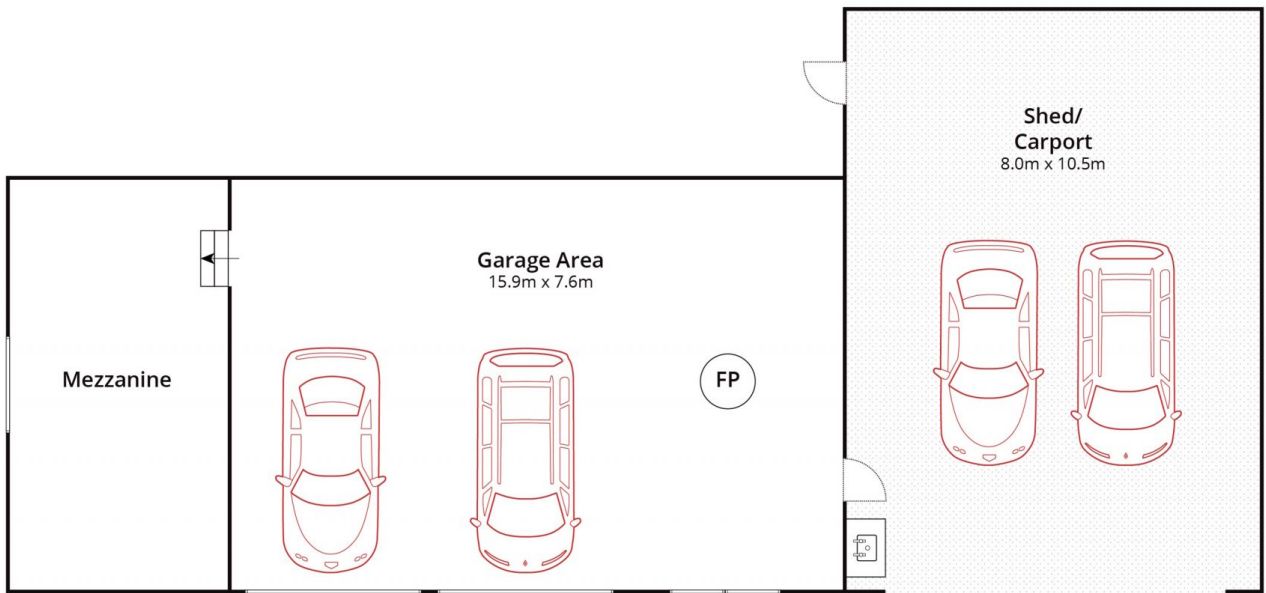
**Price** : \$730,000 - \$760,000

**Land Size** : 2620 sqm

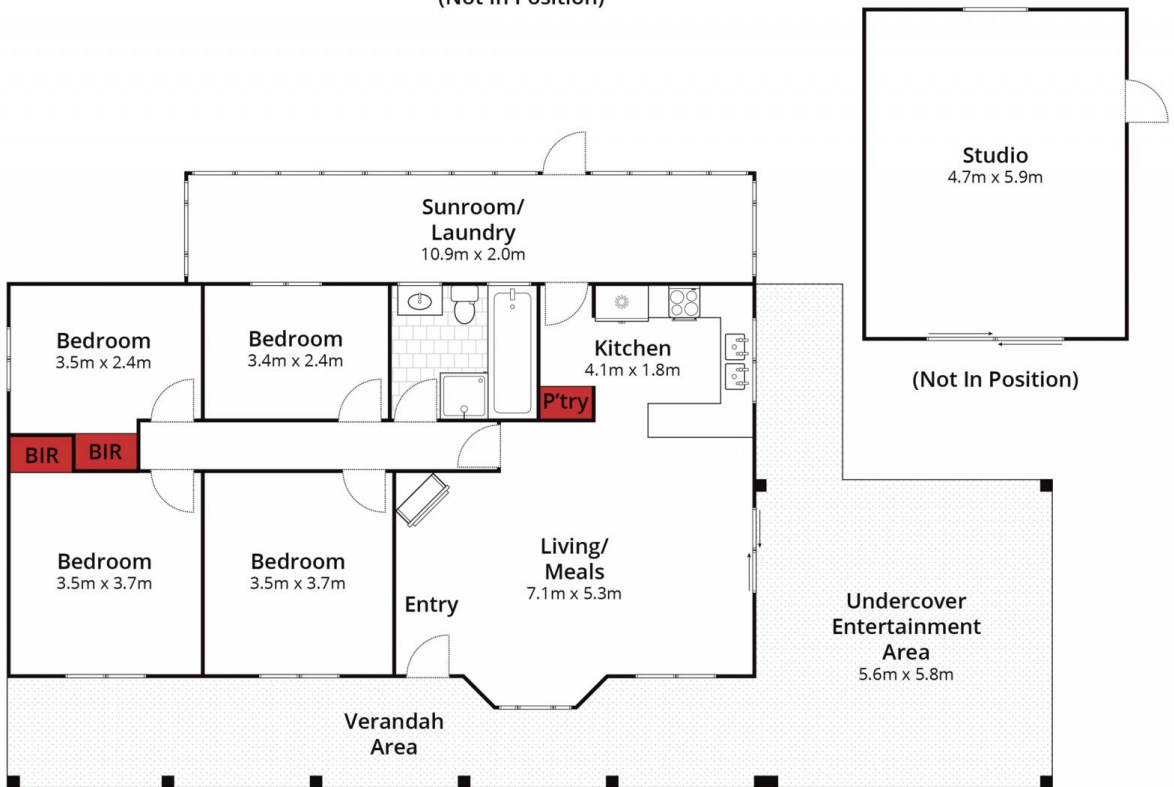
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/creswick/residential/house/7891583>



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(Not In Position)



Approx House Area 119m<sup>2</sup>

Approx Land Area 2619m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.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.

**46 Armstrong Street, Creswick**

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