

11 Catherine Street, Armidale, NSW 2350

Professionals

House For Sale

Thursday, 4 January 2024

11 Catherine Street, Armidale, NSW 2350

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Type: House



Harry Williams
0481793488



Kyle Garrahy
0267724549

\$999,000 - \$1,090,000

Introducing 11 Catherine Street: A Fully Renovated Six Bedroom Oasis in Central South Hill, Armidale. Nestled within the sought-after enclave of Central South Hill in Armidale, 11 Catherine Street offers an exceptional living experience in a prominent location. This meticulously renovated six-bedroom residence boasts of modern luxury, designed to cater to every aspect of comfortable family living. As you step inside, you'll be captivated by the remarkable features that define this remarkable home. Upon entering, you'll be greeted by a sunken living room that exudes sophistication. Crisp white walls, marbled tiling, high ceilings, and floor-to-ceiling windows flood the space with natural light and provide panoramic views of the meticulously landscaped backyard. This section of the home also houses the master bedroom, an inviting sanctuary featuring a spacious walk-in wardrobe and a luxurious ensuite complete with his and her shower heads, a sleek double basin vanity, and a convenient separate toilet. The thoughtful layout of the property places three additional bedrooms, all equipped with built-in wardrobes, and a dedicated study at the opposite end of the home. The main bathroom is a masterpiece of design, featuring a deep bathtub, a stylish vanity, a luxurious wall-mounted TV, and striking black fittings. The heart of the home is the galley-style kitchen, a culinary haven that seamlessly connects to a second sitting room or dining area. The inclusion of a cozy wood fireplace and reverse cycle air conditioning ensures comfort throughout the year. One of the standout features of this property is the separate granny flat/studio, a versatile space ideal for accommodating guests or generating a second rental income. This self-contained unit boasts polished concrete floors, a well-appointed bathroom, a fully equipped kitchen with a washing machine, a comfortable bedroom with reverse cycle air conditioning, and a private courtyard with a clothesline. As you step outside, you'll discover an outdoor oasis that will truly impress. The paved courtyard, adorned with citrus trees and fairy lights, provides an enchanting setting for outdoor dining and relaxation. A three-bay garage and carport offer ample storage and parking space, catering to your practical needs. Impeccably landscaped gardens, complete with vegetable gardens and an inbuilt sprinkler system, surround the property. 11 Catherine Street is more than just a home; it's a testament to thoughtful design, meticulous craftsmanship, and a commitment to quality living. With its central location, luxurious features, and separate granny flat, this property offers a unique opportunity for the discerning buyer. 11 Catherine Street would be likely to attract a rental value of approximately \$600.00 - \$650.00 per week for the house and \$300.00-\$320.00 per week for the studio in its current condition. *We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.*