

115 Butler Street, Armidale, NSW 2350

Professionals

House For Sale

Thursday, 4 January 2024

115 Butler Street, Armidale, NSW 2350

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1338 m2

Type: House



Kyle Garrahy

0267724549

\$745,000 - \$795,000

Welcome to 115 Butler Street, a unique and versatile property offering not just one, but two distinct dwellings on a generous 1,338 square meters of prime real estate. Centrally located in Armidale, this residence places you in the heart of the community, with convenient access to florists, parks, corner stores, and pubs. The front main residence is a spacious haven, boasting three bedrooms, a dedicated study, and two flexible living spaces. Each room is equipped with reverse cycle air conditioning, providing comfort year-round, while the option for gas heating adds a touch of coziness. The heart of the home lies in its expansive open-plan kitchen at the back, featuring a pantry, breakfast bar, and modern amenities, including a dishwasher. The main bathroom offers a perfect retreat with a shower, bath, and two toilets. Step outside to discover a backyard oasis, complete with a single lock-up garage and an undercover entertaining deck, ideal for hosting gatherings or simply enjoying the serene surroundings. What sets this property apart is the additional two-bedroom unit located at the back, providing both privacy and versatility. Perfect for extended family, guests, or even as a rental opportunity, this separate unit includes two bedrooms with built-in wardrobes, an open-plan kitchen, living, and dining area, a main bathroom, and a laundry with external access. The unit also features a single carport and an undercover front deck, creating a charming and independent living space. An exciting prospect for those in the allied health field, this property is strategically positioned within the Health precinct/Armidale Hospital, offering an excellent opportunity for professional use. 115 Butler Street would likely to attract a rental value of approximately \$480.00-\$510.00 per week and the two bedroom unit attracting a rental value of \$320.00 per week in it's current condition. Don't miss the chance to make 115 Butler Street your home—a property that seamlessly blends comfort, convenience, and potential in the heart of Armidale.*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.*