

**12 Lara Avenue, Armidale, NSW 2350**

**Professionals**

**House For Sale**

Tuesday, 5 December 2023

12 Lara Avenue, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 824 m2**

**Type: House**



Harry Williams  
0481793488



Brad Ramage  
0437267480

## \$550,000 - \$605,000

Introducing 12 Lara Avenue, a contemporary masterpiece situated in a newly developed sub-division. This stunning four bedroom home offers an impeccable blend of modern design and functional living spaces. As you step inside, you'll be greeted by four spacious bedrooms, each adorned with built-in robes. The master bedroom boasts a generous walk-in robe and a convenient ensuite, providing a private sanctuary for relaxation. The heart of this home lies in its main living area, showcasing an open plan layout that seamlessly connects the tiled living and kitchen spaces. The well-appointed kitchen features a breakfast bar, ideal for casual meals, and a large walk-in pantry that provides ample storage. Stay comfortable year-round with reverse cycle air conditioning, ensuring a pleasant environment for family and guests. For those seeking additional privacy or a cozy retreat, a second option for living awaits in the carpeted media room. Create your own movie nights or simply curl up with a good book for a tranquil escape. Practicality is at the forefront with a double lock-up garage, equipped with an electric roller door and internal access for added convenience. Step outside to discover an undercover patio area, perfect for entertaining and enjoying BBQs with friends and family. The expansive backyard offers an abundance of space for children to play and pets to roam freely. Located in a sought-after neighborhood, this contemporary residence sets the standard for comfortable and modern living. Don't miss the opportunity to make 12 Lara Avenue your dream home. 12 Lara Avenue would be likely to attract a rental value of approximately \$490.00-\$510.00 per week 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.\*