

# 12 Rujula Lane, Armidale, NSW 2350

## House For Sale

Friday, 12 April 2024

12 Rujula Lane, Armidale, NSW 2350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4094 m2**

**Type: House**



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## **\$1,490,000 Price Guide**

Welcome to 12 Rujula Lane, Armidale. This brand new prestigious residence is located in the exclusive Sandon Park Land Estate amongst other incredible new homes. This is the ultimate lifestyle property offering a quiet rural aspect only minutes to the CBD of Armidale. The substantial home has been built with a very high level of detail and finishes that has created this a luxurious home and boasts five spacious bedrooms all with ample storage, two living areas and stunning designer kitchen. Other features of this property include: Five bedrooms all with outstanding storage, including three rooms with walk in robes. The luxurious master retreat has huge ensuite with double shower heads and two walk in robes with custom cabinetry. There are two spacious living areas including a media room and the main living area flows directly to the outdoor entertaining area giving a seamless transition from indoor to outdoor living. In the main living area there are double remote skylights that create an sophisticated ambiance with the natural light. The designer kitchen features stone bench tops, soft close draw gas cook top and double ovens as well as fully integrated fridges that are included in the sale. Located off the main living area is the large alfresco dining area with inbuilt outdoor kitchen. The home is kept comfortable with double glazed windows and is well insulated plus zoned ducted reverse cycle air conditioning. There is an oversized garage with ample storage options plus a drive through under cover entrance with feature timber ceiling. The total land size is 4094m<sup>2</sup> with the boundary fenced providing room to enjoy this country retreat. All the hard work has been done and the home is now finished ready for the new owners to move in and enjoy what has been created. This modern residence showcases the perfection of building and easy living. This is truly a unique opportunity to secure a brand new home that is ready to move in and enjoy. There are few occasions when homes of this calibre come up for sale, this home is sure to impress. This modern residence showcases the perfection of building and easy living. Designed with a sense of luxury & style, you will be proud to call this stunning master built residence your home. To arrange a private viewing or for any further details contact Jeremy Creagan on 0401 508 801. \*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries\*