

129 Kirkwood Street, Armidale, NSW 2350

Laing+Simmons

House For Sale

Tuesday, 12 March 2024

129 Kirkwood Street, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1012 m2

Type: House



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Contact Agent

Immerse yourself in the tranquil charm of 129 Kirkwood Street, a splendid blue-brick family home nestled in the serene environs of Armidale. This impressive residence strikes the perfect balance between seclusion and convenience, situated within a stone's throw of the bustling city centre, the picturesque Dumaresq Creek and the delightful Civic Park. An inviting retreat for families and a lucrative opportunity for astute investors (the property has recently successfully functioned as a boutique short-term rental), this home boasts five generously sized bedrooms and three well-appointed bathrooms, ensuring comfort and privacy for all. The master suite, complete with an ensuite and walk-in robe, exudes sophistication, while an additional large bedroom on the lower level offers versatility with its own ensuite and private entrance – ideal for a teenager's retreat, guest accommodation, or a home office. Step into the spacious lounge and be greeted by the warm glow of natural hardwood floors and a cosy fireplace, perfect for those crisp Armidale evenings. The kitchen, a haven for culinary exploration, is bathed in natural light and features a gas cooker, electric oven, and a discreet butler's pantry. Entertaining is a breeze with both indoor and outdoor dining areas, where guests can enjoy views of the lush gardens, vibrant veggie patch, and a delightful cubby house. With a double garage, additional off-street parking for two cars, and a separate studio/workshop, this home is as practical as it is charming. Eco-conscious buyers will appreciate the energy efficiency provided by the 5kW solar PV system, battery storage, and recent addition of under-floor insulation. Positioned just a leisurely five-minute walk from local amenities, including shopping centres, supermarkets, cafes, cinema, and highly regarded schools, 129 Kirkwood Street offers the perfect blend of lifestyle and location. Furthermore, its success as a short-term rental underscores its potential for generating a substantial return on investment. Don't miss this chance to secure a home that promises a lifetime of memories. Book your inspection today and experience the allure of 129 Kirkwood Street. Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.