

**194 Marsh Street, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Thursday, 18 April 2024

194 Marsh Street, Armidale, NSW 2350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



Frazer Yule

0478684231

## **Auction Guide: \$700,000**

Situated in the heart of Armidale's cherished central south locale, 194 Marsh Street presents a remarkable opportunity for families seeking a blend of classic charm and contemporary comfort. This stunning heritage weatherboard residence is a mere stone's throw from the bustling town centre, offering convenience and class in equal measure. Upon entry, you're greeted with polished floorboards that lead you through a house brimming with character features. The four generous bedrooms ensure ample space for a growing family, with the master suite boasting its own ensuite for added privacy and luxury. The sprawling family bathroom, complete with a rejuvenating spa, promises relaxation at the end of a long day. Culinary enthusiasts will delight in the modern renovated kitchen, equipped with European appliances, a walk-in pantry, and a double oven that makes entertaining a breeze. The expansive rear deck invites you to dine al fresco while enjoying the tranquil surroundings of the established cottage gardens. The living and dining areas bask in northern light, creating a warm, sun-soaked retreat. With the convenience of air conditioning, a cosy fireplace, and underfloor gas heating, this home ensures year-round comfort. Additional features include a new roof and insulation, recent fencing and external paint jobs, a dedicated study for remote working or schooling, and a double parking space. With some of the most costly maintenance already addressed, this home is primed for its next chapter with your family. 194 Marsh Street is more than just a house; it's a sanctuary where memories are waiting to be made. Your family's future is bright in this enchanting Armidale gem. LINK TO REGISTER FOR AUCTION: <https://buy.realtair.com/properties/128490> 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.