

**196 Marsh Street, Armidale, NSW 2350**

**Professionals**

**House For Sale**

Friday, 26 January 2024

196 Marsh Street, Armidale, NSW 2350

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1180 m2**

**Type: House**



Brad Ramage  
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## **\$1,200,000 - \$1,300,000**

Welcome to 196 Marsh Street, where an exceptional opportunity awaits! This property boasts not one but two dwellings, both nestled in a highly coveted area and conveniently within walking distance to town. As you approach the front main residence, you'll be captivated by its meticulous renovation. Step inside to discover a harmonious blend of modern updates and classic charm. The main living room welcomes you with high ceilings, complemented by two fireplaces – one wood and one gas – creating a warm and inviting atmosphere. An enclosed sunroom adorned with new carpet, provides an additional living space or quiet sitting room. Four well-appointed bedrooms, each generously sized and equipped with ample built-in wardrobes, offer comfort and convenience. The newly renovated bathroom is a masterpiece with gold fixtures, double rain shower heads, and a floating vanity, creating a spa-like oasis. The heart of the home lies in the thoughtfully designed kitchen, featuring a farmhouse sink, dishwasher, and pristine white cabinetry. Additionally, the back of the home unveils a second living area adorned with a wood fireplace and stone flooring, providing a cozy space for relaxation. The laundry includes a second shower, adding to the property's practicality. Situated on a sprawling 1,180 square meters of land, the rear of the property presents a second three-bedroom house, making it an ideal addition for various purposes, such as an Airbnb, dual family living, or guest accommodation. This separate dwelling includes three bedrooms, two with built-in wardrobes, a main bathroom with a separate toilet, laundry facilities, gas heating, and an open-plan kitchen and living area. Don't miss the chance to own this unique property that combines modern comforts with the potential for dual living or additional income. 196 Marsh Street is not just a home; it's a lifestyle opportunity waiting to be seized. Arrange your private viewing today and envision the possibilities that this extraordinary property offers! 196 Marsh Street would likely to attract a rental value of approximately \$650.00-\$700.00 per week, for the front house in its current condition. The back house would likely to attract a rental value of approximately \$400.00-\$420.00 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.\*