

**199 Brown Street, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Saturday, 4 May 2024

199 Brown Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 702 m2**

**Type: House**



Frazer Yule

0478684231

**Price Guide: \$525,000 - \$575,000**

Delightfully blending the charm of yesteryear with modern living, this enchanting federation-style weatherboard cottage at 199 Brown Street, nestled in the heart of Armidale's central south, offers an idyllic setting for families and an alluring opportunity for discerning investors. Upon stepping inside this captivating home, you'll be greeted by a wealth of character features that tell tales of a bygone era. The ornate hallway arch, decorative ceilings, trims, and original fireplaces set a romantic backdrop for contemporary living. Coupled with these are modern comforts, such as split system heating/cooling in the open plan kitchen, dining, living area, and the master bedroom, ensuring year-round comfort. The three generous bedrooms are designed to cater for restful slumber, with the master boasting a stunning, custom oversized built-in wardrobe. The fully renovated kitchen, equipped with all new appliances, is a cook's dream, and seamlessly integrates into the living spaces, perfect for family gatherings or entertaining guests. The modern updated bathroom and new carpet throughout the house provide a fresh and inviting feel. Original polished floorboards add a touch of warmth and history, while the brand new front deck invites you to bask in the picturesque neighbourhood. The rear of the property offers an undercover entertaining area set within a large fully fenced lush garden, with a second toilet, undercover carport/garage and a recently constructed and lockable 4.2 x 2.9 storage area with shelving, workbench and power. Positioned on one of Armidale's most coveted streets, this home is a harmonious mix of location, lifestyle and comfort. Envision your family's future in this beautiful abode or add a gem to your investment portfolio. The choice is yours. 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.