

**2 A V Green Street, Armidale, NSW 2350**

**House For Sale**

Wednesday, 20 March 2024



2 A V Green Street, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 807 m2**

**Type: House**



Harry Williams

0481793488

**\$525,000 - \$575,000**

Nestled atop the prestigious South Hill of Armidale, just moments away from esteemed private and public educational institutions and within a leisurely stroll to the tranquil Arboretum Park, lies 2 A V Green Street. This meticulously positioned residence presents an ideal blend of convenience, comfort, and contemporary living. Boasting a robust brick construction, this four-bedroom abode offers ample space and functionality for the discerning homeowner. The generous floor plan encompasses four well-proportioned bedrooms, the master features a built-in wardrobe and the luxury of an ensuite bathroom. Designed for effortless entertaining and everyday living, the residence features a thoughtfully laid out galley-style kitchen seamlessly flowing into an adjoining dining area, perfect for hosting gatherings or enjoying family meals. Accommodating diverse lifestyle needs, two expansive living areas provide versatility and space for relaxation or recreation. Experience year-round comfort with the inclusion of reverse cycle air conditioning, ensuring an optimal climate regardless of the season. A practical laundry area offering external access to the low-maintenance backyard, promising ease of living. Completing the picture of functionality is a double lock-up garage, providing secure parking for vehicles, alongside an oversized under-house storage space ideal for housing tools or creating a workshop area. Set on a generous 807-square-metre allotment, there is ample room for outdoor enjoyment and potential landscaping endeavors. In summary, 2 A V Green Street epitomizes modern family living in a coveted location, offering space, convenience, and the opportunity to create lasting memories in a cherished Armidale locale. 2 A V Green Street would likely to attract a rental value of approximately \$460.00-\$480.00 per week in it's 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.\*