

22 Armidale Road, Coutts Crossing, NSW 2460



House For Sale

Wednesday, 22 November 2023

22 Armidale Road, Coutts Crossing, NSW 2460

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1334 m2

Type: House



Terry Deefholts
0413299176

AUCTION

The big brick house on the big block, the pool, the shed, the bar and the barbecue area - basically this is The Castle (without the air traffic). A family home offering an abundance of opportunities including the potential for expansion (subject to council approval) right in the heart of Coutts Crossing. If you're looking for a tree change to a quieter neighbourhood out of town without having to compromise on accessibility to services and amenities, this is the property for you. The low-set brick home, dating back to the 1970s (according to information gathered so far), is designed for easy living with the family in mind. The open plan living and dining space, seamlessly connected to the kitchen, offers convenience and a sense of spaciousness. The home features four generously sized bedrooms, with the fourth possibly being a converted garage - an addition made in more recent years to enhance functionality. Whisper-quiet fans and LED lights have been installed throughout, ensuring comfort and energy efficiency. Modern tapware has been thoughtfully added in recent years, complementing the sleek design of the modern bathroom. The property comes move-in ready, presenting a good package for those looking to settle immediately. However, with its substantial land size, there's potential to explore further. Prospective purchasers can explore the option to add another dwelling, opening up possibilities for dual living arrangements (subject to council approval). One of the standout features of this property is the concrete pool, approved by the now amalgamated Nymboida Shire Council in 1977 - a unique and timeless addition that sets this home apart. Overlooking the pool is a lovingly crafted outdoor bar entertaining area, exuding character and creating an ideal space for social gatherings. The large undercover area at the back of the home provides the perfect setting for summer entertaining by the pool. Additional features include a lawn locker shed and a 7x7m 2-bay shed with excellent height clearance - perfect for storing all your toys, whether that be the caravan or boat. Often a sought-after feature, the rear vehicular access to the yard adds to the practicality of the property. Coutts Crossing, an approximately 12-14 minute drive from Grafton, offers a quiet lifestyle without sacrificing access to essential services and amenities. The community-oriented neighbourhood boasts a hall, tavern, convenience store, petrol station, and post office. Sporting enthusiasts and families will appreciate the nearby facilities, including a skate park, soccer field, cricket fields and squash courts. With R5 zoning nearby, developments in progress and a friendly, family-oriented atmosphere, Coutts Crossing presents a promising investment opportunity. Here, you can enjoy the luxury of more land for your money, making it an ideal choice for those seeking a combination of space, comfort, and potential growth. This property will be sold at Auction on the 18th of December 6:00pm at Elders Real Estate Grafton - 70 Pound Street, Grafton. Don't miss the chance to make 22 Armidale Road your new home, for more information or to declare your interest contact Terry Deefholts on 0413 299 176. Terry Deefholts Licence No. 20416801

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