

**23 Dale Crescent, Armidale, NSW 2350**

Laing+Simmons

**Sold House**

Thursday, 15 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 743 m<sup>2</sup>**

**Type: House**

**\$415,000**

Step into the welcoming embrace of 23 Dale Crescent, a delightful high set home nestled in the picturesque town of Armidale. This spacious abode, situated on a generous 743 sqm block, is perfectly tailored to meet the needs of first home buyers, growing families, and astute investors alike. With its four well-appointed bedrooms, each featuring built-in robes and the master boasting a convenient ensuite, this property offers ample space for relaxation and comfort. The heart of the home is the open plan living and dining area, bathed in natural light and seamlessly extending onto a north facing verandah that promises serene views of the majestic Mt Duval. The galley style kitchen doesn't skip a beat, outfitted with sleek stainless benchtops, a pantry for your essentials, a dishwasher for convenience, and electric cooking facilities to inspire your culinary exploits. When it's time to unwind, the main bathroom invites you to indulge in its inbuilt spa bath, with a separate shower cubicle adding to the appeal. For those seeking to soak up some sun, the private seating area off the master bedroom or the raised balconies offer perfect spots to enjoy a morning coffee or a sunset beverage. The home's lower level presents a fully developed storage area, catering to your organisational needs. Vehicle parking is aplenty with three parking spaces, including a secure lockable bay. The raised vegetable garden beds, greenhouse, and garden sheds speak to the green-thumbed enthusiast, while the backyard's bushland views ensure a serene backdrop to family life. This property represents not just a house but a home filled with potential and memories waiting to be made. Embrace the chance to lay down roots in a charming, family-friendly home. 23 Dale Crescent awaits you. 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.