

236 Mann Street, Armidale, NSW 2350

Laing+Simmons

Sold House

Friday, 22 September 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 3

Area: 639 m²

Type: House

Contact agent

Plenty of extras in this comfortable 2 bed 2 bath cottage on 639m² make this a great first home or clever investment. Modern touches, with further potential to upgrade and profit, and a convenient location are just the start. Classic timber floors, trims, and high ceilings create a light, spacious feel. Extras include a sunlit retreat with sparkling ensuite; separate study flowing out to a sheltered side deck, perfect for entertaining friends; 2 bedrooms with built-in robes and main bathroom with spa bath for a little pampering. Feel snug in winter with air-conditioning plus easy-on-the-hip-pocket insulation and double glazing. The welcoming kitchen provides a cheerful hub with stainless steel appliances and breakfast bar for family meals on the go and outside, there's plenty of space for kids and pets to play, rainwater tank, double lock-up garage and extra carport in a fully fenced backyard. Armidale Secondary College and hospital are moments away, and nearby Moxon's Bakery, parks and Bicentennial Arboretum add to the appeal. Looking for those little extras in a delightful first home or investment? Currently rented at \$420pw 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.