

24 James Avenue, Armidale, NSW 2350



Sold House

Monday, 23 October 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 797 m2

Type: House



Lachie Sewell
0421448991



Bella Johnson
0484230108

\$480,000

The secure high fencing belies the thoughtful and spacious family home located at 24 James Street. This beautiful 4.5 bedroom, 2 bathroom house is an ideal choice for families, first home buyers, and investors looking to get away from the cookie cutter homes popping up all over the place and purchase a dwelling that has already proven its ability to utilise clever design to help its inhabitants thrive. Upon entering, you'll be captivated by the light filled open plan living space flanked by wrap around verandahs on 2 sides. Off this room lies a stylish, updated kitchen with mid-century influences sure to please even the pickiest cook. The main family bathroom is fully renovated with quality finishes, with an ensuite and extra toilet making family living a breeze when things get chaotic. The main upstairs bedroom features a north-facing balcony, capturing the northern sunlight and providing a lovely, tranquil space to soak up the birdlife enjoying the garden top. The verandahs and well-designed glazing not only offer a range of places to sit and soak up the peaceful surroundings and abundant wildlife, but also create a solar passive effect, keeping heating needs to a minimum. For those extra chilly nights, the wood fire adds a cosy touch to this already inviting home. Sustainability is a priority, with solar panels and a water tank on site, helping to significantly lower utility bills – a more important consideration now than ever before. The lovely established gardens further enhance the appeal of this delightful large and leafy block, providing a stunning background to raise a family or live the quiet life alike. With its quiet, family-friendly neighborhood and convenient location within walking distance to town, this impressive property is an opportunity not to be missed. Don't miss out on the chance to make 24 James Street your new home – contact us today to arrange a viewing. 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.