

**244 Dumaresq Street, Armidale, NSW 2350**

**Professionals**

**Sold House**

Thursday, 4 January 2024

244 Dumaresq Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 784 m<sup>2</sup>**

**Type: House**



Harry Williams  
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**\$475,000**

Welcome to 244 Dumaresq Street, where timeless charm meets modern comfort. This meticulously maintained single-level solid brick home is nestled in a highly sought-after street, offering not just a residence, but a lifestyle. Situated within close proximity to local pubs, a sporting ground, and the town pool, this property provides the perfect blend of convenience and leisure. As you step inside, you are greeted by a warm and inviting main living room featuring plush carpeting, reverse cycle air conditioning, and glass sliding doors that can effortlessly enclose the space, creating a cozy retreat. The formal dining room seamlessly connects to the adjoining kitchen, where vintage-style cabinetry and a walk-in pantry add character to functionality. The kitchen is a culinary haven, perfect for creating and sharing meals with loved ones. Beyond the interior, the enclosed outside veranda beckons, offering year-round comfort and panoramic views of the expansive backyard. With the addition of roller blinds, this space becomes a versatile sanctuary for relaxation or entertaining guests. The residence boasts three well-sized bedrooms, two of which are equipped with built-in wardrobes, providing ample storage. The new, modern main bathroom is a stylish retreat, featuring a floating vanity, a shower, and a toilet. For added convenience, a second private toilet is also located within this space. Step outside and discover the low-maintenance backyard, providing a perfect balance of greenery and usability. A double lock-up garage ensures secure parking for your vehicles and additional storage. The inviting tiled front patio area sets the scene for welcoming guests and enjoying the neighborhood ambiance. In summary, 244 Dumaresq Street is more than a home; it's a haven where classic elegance meets contemporary living. Don't miss the opportunity to make this property your own and experience the best of comfort, convenience, and style. 244 Dumaresq Street would be likely to attract a rental value of approximately \$440.00-\$470.00 per week in its 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.\*