

**25A Brewery Lane, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Friday, 22 March 2024

25A Brewery Lane, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Lachie Sewell  
0421448991



Bella Johnson  
0484230108

**Price Guide: \$500,000 - \$550,000**

Tucked away in a quiet, family friendly location, 25a Brewery Lane emerges as an impeccable property for families, professionals, and savvy investors. This splendid four-bedroom house, a stone's throw from the bustling CBD, hospital, and the esteemed University of New England, positions itself as an ideal blend of convenience and sophistication. Upon entry, you are greeted by a vast open-plan living area that seamlessly transitions into a sun-drenched, north-facing deck, perfect for leisurely brunches or evening soirees. The generous space is complemented by reverse cycle air-conditioning, ensuring comfort regardless of the season. Each of the four substantial bedrooms is adorned with built-in wardrobes, providing ample storage and homely spaces. The master suite is a picture of luxury, featuring a walk-in robe and an exquisite ensuite, offering a retreat from the daily bustle. The family-sized bathroom exudes modern sophistication with its sleek fixtures and finishes, catering to the practicalities of family life. The thoughtful layout ensures that mornings are a breeze, allowing the household to prepare for the day with ease. For those who appreciate the convenience of secure parking, the double automatic garage stands ready to shelter your vehicles and provide additional storage solutions. 25a Brewery Lane is more than just a house; it's a home that promises a lifestyle of ease, elegance, and enviable proximity to Armidale's finest amenities. It stands as an outstanding opportunity for those who seek the perfect blend of space, style, and strategic location. 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.