

**28 Marsh Street, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Saturday, 24 February 2024

28 Marsh Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Lachie Sewell  
0421448991



Bella Johnson  
0484230108

**Price Guide : \$540,000 - \$590,000**

Discover the enchanting blend of classic charm and contemporary living at 28 Marsh Street, Armidale, a delightful property that epitomises the best of Armidale's heritage cottages. Set upon a generous 708 sqm block in the much-desired central north locale, this beautifully maintained period house showcases an abundance of character. The immaculate 3-bedroom, 2-bathroom residence boasts an updated open plan kitchen, dining, and living area, complete with the warmth of wood heating and the convenience of reverse cycle air conditioning for year-round comfort. Step through to the western facing deck, an idyllic spot for relaxing or entertaining while overlooking the verdant rear garden. The modernised kitchen is a chef's delight, offering ample storage and a suite of contemporary appliances to satisfy the most discerning home cook. Retaining its historic allure, the property features original polished floorboards and textured windows, infusing the space with a sense of tradition. Each of the spacious bedrooms is fitted with built-in robes and plush carpeting, echoing the expansive style of a bygone era. Both the family bathroom and private en-suite are tastefully refurbished, exuding timeless sophistication with neutral tones and chic matt black fixtures. The residence also includes a secure, single lock-up garage, within the fully fenced garden adorned with mature trees and quaint cottage flora. Located a mere 6-minute stroll from the town centre, this residence combines the allure of period features, including a brick fireplace and picture rails, with the conveniences of modern living. 28 Marsh Street is more than a house; it's a home waiting to be filled with new memories. **LINK TO REGISTER FOR AUCTION:**

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