

**3 Dawson Avenue, Armidale, NSW 2350**

**House For Sale**

Friday, 26 April 2024

3 Dawson Avenue, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 387 m2**

**Type: House**



Peter Georkas

0267725333

**\$865,000**

This exquisitely renovated property presents unparalleled value, marrying modern amenities with charming, natural aesthetics. The moment you enter, an ambiance of serene sophistication envelops you. The interior design masterfully combines the luxury of contemporary design with the warmth and comfort of a traditional cottage, creating an inviting space that feels both refined and homely. The downstairs living area, the heart of this home, features impressive double-height ceiling and a large wood burning fire. This feature not only adds to the aesthetic appeal of the space but also provides an efficient heating solution, ensuring the entire house remains cozy even during the chilliest winter nights. The adjacent kitchen and dining area have been thoughtfully designed to facilitate effortless entertaining. Boasting modern appliances and a layout that encourages social interaction, this space is perfect for hosting gatherings. The seamless integration of indoor and outdoor living spaces is exemplified by the double French doors that open to the enclosed entertaining courtyard. This outdoor haven is ideal for soaking up the sun with a morning coffee in hand or indulging in leisurely lunches and relaxed barbeque dinners with friends and family. The blend of stylish renovation and thoughtful landscaping elevates the entire property, making it a coveted retreat in a hidden locale. Delightful garden rooms linked by paved pathways, offer a versatile, living extension of the home where you will find solace in your own garden paradise. Whether you're seeking a cozy sanctuary or a vibrant space to entertain, this property promises a lifestyle of comfort, convenience, and luxury. Call Peter Georkas and the HH Team for your private inspection - 6772 5333 or 0408 668 907. Features include Three bedrooms over two levels. Guest suite includes ensuite bathroom. Luxurious main bathroom with walk-in shower, claw-foot tub and large double vanity. Streamlined laundry with loads of storage space. Bespoke kitchen featuring high-end appliances and sleek drawer and bench finishes. Single carport, covered verandah, fenced yard. Garden sheds, landscaped gardens and paved pathways surround the home. Located in a small one way street. Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) on the Website is provided as a convenience to you, and has been provided to HH Real Estate by third parties: we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.