

**32 Spearmount Drive, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Tuesday, 2 April 2024

32 Spearmount Drive, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 812 m<sup>2</sup>**

**Type: House**

**Price Guide: \$560,000 - \$610,000**

Situated in the esteemed Foothills development in Armidale's north, 32 Spearmount Drive presents an impeccable opportunity for families and investors alike. Constructed in 2016, this contemporary residence boasts a substantial 812m<sup>2</sup> plot, framed by an enclave of premium family homes and supported by a warm community spirit. This house offers a generous and intuitive floor plan, tailored for modern family living. The heart of the home is the expansive open-plan kitchen, dining, and living area, which seamlessly transitions onto a vast covered deck, perfect for year-round entertainment and al fresco dining. The kitchen is a chef's delight, complete with state-of-the-art appliances and ample preparation spaces. The master bedroom, a true retreat, includes a walk-in wardrobe and an en suite, providing parents with a private sanctuary. Complementing this is the 'kids' wing, which features two large bedrooms and a versatile study/rumpus room, ensuring ample space for play, study, and rest. A dedicated entertainment snug at the front of the property offers a cosy space for movie nights or quiet relaxation whilst the double lock-up garage with internal access affords convenience and security. Outdoor living is effortless with the manicured, low-maintenance garden, all securely fenced to ensure privacy and safety for children and pets. Storage will never be an issue, with built-in wardrobes in all bedrooms, an internal laundry, and additional cupboards strategically placed throughout the home. 32 Spearmount Drive is a testament to quality living in a sought-after locale. It's an investment in lifestyle and comfort, awaiting its next fortunate occupants. 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.