

35 The Boulevard, Armidale, NSW 2350



Sold House

Saturday, 23 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

\$645,000

Welcome to 35 The Boulevarde, a captivating residence set atop the scenic South Hill of Armidale. Beyond being a mere dwelling, this address offers a complete way of life. Poised in a prime location, this property redefines the concept of home. Elevated on a Bata lax block, the residence boasts seclusion as it sits nestled within its own private enclave, shielded from the bustle of the street. Enveloped by the untouched beauty of native bushland, tranquility becomes a constant companion here. The house itself is a testament to thoughtful design and functionality. Boasting three bedrooms, with an additional fourth bedroom or versatile rumpus room, there is ample space to cater to your individual needs. Two bathrooms grace the interior, with the master bedroom claiming the second as an ensuite, creating an oasis of comfort and convenience. Stepping inside, dark stone flooring spans the expanse of the home, grounding it in natural elegance. The exposed wooden beams that traverse the ceilings infuse the space with a touch of rustic charm, seamlessly blending the indoors with the organic world outside. Temperature control is effortless, thanks to the modern reverse cycle air conditioning system, ensuring year-round comfort in every corner. The open plan layout encompasses the living, dining, and kitchen areas, fostering an inviting flow and promoting a sense of togetherness. A single lock-up garage stands ready to accommodate your vehicle, while offering additional storage solutions for your convenience. With a potential rental return of \$500-\$525.00 per week in its current condition. In conclusion, 35 The Boulevarde presents not just a dwelling, but a lifestyle characterized by privacy, serenity, and the fusion of modern comfort with the raw beauty of nature. This is an opportunity to acquire more than a home – it's a retreat, a haven, and an embodiment of harmonious living.*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.*