

**4 Curtis Street, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Friday, 19 January 2024

4 Curtis Street, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 697 m2**

**Type: House**



Frazer Yule

0478684231

**Price Guide: \$470,000 - \$515,000**

When location matters most, this four bedroom family home in a quiet street with friendly neighbours has got it all covered. Walking distance from Ben Venue Public School and PLC, and just a short drive from shops, pubs, and restaurants, you'll enjoy the time-saving convenience of being close to everything Armidale has to offer. Spread over two stories, there's ample room indoors for the growing or extended family. An L-shaped kitchen adjoins the separate dining room, which, with dual aspect windows, is light-filled all day long, while the spacious living area is a perfect place for everyone to come together for family movie nights. This floor also accommodates three bedrooms (all with built-in robes and ceiling fans), a family bathroom, and separate toilet, while the downstairs level delivers an attractive dual living prospect. Equipped with another bedroom, huge living room, kitchen, and a combined bathroom/laundry, there are so many possibilities to explore here. A teenage retreat? Rumpus room for the kids? Or separate self-contained space for older relatives? The choice is all yours. Outside, there's room to roam in the large backyard, with low maintenance established lawns and gardens. Or opt to unwind with a cool drink on the front balcony - the perfect perch to soak up beautiful rural sunsets. A lovely home in a terrific location, see for yourself all it has to offer. Arrange your inspection today. 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.