

**6 Braebank Avenue, Armidale, NSW 2350**



**Sold House**

Tuesday, 16 January 2024

6 Braebank Avenue, Armidale, NSW 2350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 866 m2**

**Type: House**



Cayne Moar  
0267721111

**\$760,000**

Combining a highly sought after south hill location with a quiet and family friendly location 6 Braebank is a must inspect for the discerning family home purchaser. Situated on a sizeable 866 sqm block, this 5 bedroom, two bathroom property offers ample space for the whole family to enjoy. The generous and well designed floor plan ensures ample space for even the largest of families or entertainers. The heart of the home is the stylish kitchen, complete with modern appliances and an island bench overflowing to one of two large living areas. Fresh paint and new floor coverings feature throughout. Whether you're a seasoned chef or just enjoy cooking for your loved ones, this kitchen is sure to impress. Reverse Cycle air conditioning provides temperature regulation throughout the home during the warmer and cooler months. The second living/lounge area benefits from a north facing aspect allowing light to filter in. The bedrooms are generously sized and offer plenty of space for relaxation and privacy. Quality carpets and Built in robes are standard inclusions. The master bedroom boasts its own ensuite and walk-in robe and entertains a north facing aspect. The main three way bathroom separates out the toilet and shower/bath areas ensuring plenty of opportunity to handle the morning rush. Step outside and discover the expansive backyard, perfect for entertaining guests or simply enjoying the sunshine. The well-maintained lawn and garden creates a serene oasis, providing a peaceful escape from the hustle and bustle of everyday life. A paved and private courtyard with both open air and covered is the perfect space for entertaining. Pop up irrigation throughout the lawns ensures a simple maintenance program for the fully fenced flat child friendly yard. Paved driveway access to the Double lock up garage provides parking and secure storage. Other notable features a back to grid 6 kw solar system and full external window security screens. The neighbourhood is friendly and welcoming, making it the perfect place to raise a family or settle down. Don't miss the opportunity to make this beautiful property your own. Contact us today to arrange a private viewing and start envisioning your future in this stunning Armidale home.