

**61 Mann Street, Armidale, NSW 2350**

**Sold House**

Thursday, 16 November 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 854 m2**

**Type: House**



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## Contact agent

This stunning home is situated in the highly sought after Central South Armidale area and is conveniently located near schools and parklands. The original wing of the home boasts four spacious bedrooms, each with unique features, including custom built-in storage and French doors leading to the wrap-around verandah. The kitchen and dining area are open plan and provide ample space for families to gather and relax. The kitchen is perfect for minimalists, with a sleek design and honed granite benchtops that feature a gas cooker and integrated dishwasher. The bespoke cabinetry cleverly hides a large pantry and prep station for those who are looking for efficiency on busy mornings. While ambient lighting helps create a relaxed area for entertaining after hours. The bathroom is luxurious with underfloor heating, a walk-in shower, double vanity with marble benchtops, and large bathtub. There is a separate toilet with hand basin. The home features a ducted reverse cycle air-conditioning system. High speed NBN allows all the family to surf the web at the same time and a home office / study nook is the perfect "work from home" space. The fully fenced yard has established gardens, including a raised vegetable bed and two garden sheds. The paved and covered BBQ area leading directly from the kitchen is perfect for outdoor gatherings. With a block size of 854m<sup>2</sup>, this beautiful home has everything a family could need and more. Features include:- Four bedrooms plus study- Open plan living area- Streamlined kitchen and dining space- Covered and paved entertaining area- Luxury bathroom with underfloor heating- Reverse cycle air-conditioning system- Solar power system 5.33kW- Double carport. Garden sheds x 2

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