

# 7 Napier Court, Armidale, NSW 2350

## House For Sale

Thursday, 14 March 2024

7 Napier Court, Armidale, NSW 2350

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 887 m2**

**Type: House**



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## Guide \$680,000 - \$720,000

This quality listing is a rare opportunity for your family to live on South Hill. 7 Napier Court, is a five bedroom architecturally designed brick home with solar installation on a large block of land with established gardens. Its north facing aspect ensures two large living areas and outside courtyard benefit from light all year round creating a warm inviting atmosphere. Some of the features of this well-maintained family designed home include:- 5 bedrooms, all with built in robes and all with quality window furnishings.- The main bedroom is generous in size, with a quality ensuite, study nook and generously appointed built in robe.- The other 4 bedrooms in a configuration where 2 bedrooms each share an ensuite.- Main lounge room with a raked ceiling, pendant lights, open fireplace and timber features. - Original timber kitchen with dishwasher, electric cooking, loads of cupboard space and a superb outlook to the paved courtyard.- Family/dining room off the kitchen with under floor heating and reverse cycle air conditioner, with sliding doors leading to the paved pergola area.- Separate study/office.- Well maintained main bathroom with separate shower, bath and separate toilet.- Generous sized backyard and quality established gardens, fully fenced yard.- Double lock up garage.- Freshly painted through.- Amazing paved and private front courtyard with pergola.- Solar hot water, plus approx. 6kw of solar panels.- Established gardens with fishpond, strategic border hedging for privacy all set on a rare 887m<sup>2</sup> block.Homes of this quality in South Armidale are rare to the market. Being the first time offered for sale and situated in a secure and highly desirable neighbourhood surrounded by quality, well presented homes and being located close to local schools, Spar Express, netball courts and walking tracks makes this property attractive for a wide range of buyers. For more information contact Michael Singleton on 0434714788 today.\*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries\*