

**73 Mann Street, Armidale, NSW 2350**

**Sold House**

Friday, 8 September 2023

73 Mann Street, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1069 m2**

**Type: House**

**\$400,000**

Rarely does a charming character cottage with amazing appeal in this location come to the market. The property offers four large bedrooms two living spaces and a single garage. The back of the home faces directly north capturing that inviting winter sun. The total land size is 1069.2m<sup>2</sup> providing a large back yard with options. Other features include: Four large oversized bedrooms Separate lounge room with open fireplace Single lock up garage providing storage options Excellent northern aspect located at the back of the home providing a warm and private spot to sit and enjoy the winter sun. Fully fenced block approximately 1069.2m<sup>2</sup> offers a secure and private oasis, perfect for relaxation and entertaining Cozy up by the wood fireplace on chilly evenings, adding warmth and nostalgia to the living space. The abundant natural light flooding the northern rooms helping keep the home warm. The generous yard beckons with a raised entertaining area leading off the back of the home, ideal for entertaining. This home is conveniently situated near Armidale's CBD, ensuring easy access to a range of amenities, including shopping, dining, and entertainment options. Enjoy the vibrant city atmosphere while still being able to retreat to the tranquility of your charming home. For further details on this property contact Jeremy Creagan on 0401 508 801. \*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\*