

**78 Dumaresq Street, Armidale, NSW 2350**

Laing+Simmons

**Sold House**

Tuesday, 19 December 2023

78 Dumaresq Street, Armidale, NSW 2350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 539 m2**

**Type: House**



Bella Johnson  
0484230108



Lachie Sewell  
0421448991

**\$433,000**

Introducing a fantastic opportunity in the heart of Armidale - 78 Dumaresq Street. This beautifully updated two-bedroom cottage offers a perfect blend of heritage character and contemporary style, making it an ideal choice for first home buyers, young professionals and investors looking to expand their portfolio. Step inside through the charming entry to discover an array of modern conveniences such as new flooring and elegant downlights, expertly woven into the fabric of this historic home. The generous open-plan kitchen, living, and dining area provides the perfect space for relaxed living and entertaining, whilst still retaining its classic, timeless appeal. The property features a brand new, black colourbond double bay garage at the rear, as well as a covered carport at the front, offering ample parking and storage space for two vehicles. Outside, the well-maintained, low-maintenance lawn and yards are ideal for children and pets to play, with secure fencing ensuring their safety and peace of mind. Nestled in a lovely inner-city location, surrounded by character homes, this delightful residence is just a two-minute walk from the bustling centre of town. With local shops, cafes, and parks right on your doorstep, you'll find everything you need within easy reach. The generously sized bathroom and internal laundry add the finishing touches to this stylish, yet functional home. Don't miss the opportunity to secure a piece of Armidale's history, perfectly adapted to suit the modern lifestyle. Contact us today to arrange a viewing of this stunning property and start your new chapter at 78 Dumaresq Street, Armidale, NSW, 2350. 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.