

**80 Mossman Street, Armidale, NSW 2350**

**Sold House**

Tuesday, 12 March 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 744 m2**

**Type: House**



Peter Georkas  
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**\$525,000**

This charming two-bedroom cottage is nestled in the Central South area, conveniently located near NERAM and The Armidale School. As you step inside, you are greeted by a generously sized living room featuring a cozy wood fire and reverse cycle air-conditioning, complemented by elegant polished timber floorboards that lead to a north-facing study. The spacious kitchen and dining area boast modern amenities such as an induction cooktop, oven, dishwasher, and additional reverse cycle air-conditioning for comfort. Both bedrooms offer the warmth of timber floorboards, with the main bedroom also equipped with reverse cycle air-conditioning and direct access to an enclosed verandah for a tranquil retreat. The contemporary bathroom features a walk-in shower, pedestal sink, and toilet, while the internal laundry includes a convenient second toilet. Outside, a covered timber deck area off the dining space provides a perfect spot to relax and unwind, overlooking the expansive fully fenced backyard. Completing this picture-perfect cottage is a single detached garage with a cement driveway, offering both convenience and functionality to this delightful abode. Feature include: Two large bedrooms - the main leads directly to an enclosed verandah Renovated main bathroom Large living room with wood fire and north facing study Spacious kitchen and dining area Polished floorboards and original features throughout Wood fire and gas heating Covered outdoor area. Single detached garage Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) on the Website is provided as a convenience to you, and has been provided to HH Real Estate by third parties: we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.