

83 Kendall Road, Armidale, NSW 2350



Sold House

Tuesday, 5 September 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 2 m2

Type: House



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\$835,000

Step inside and instantly feel embraced by the essence of a true home. This inviting family residence, cocooned in a 6.2 acre tranquil bush setting seems a world away from the hustle, yet conveniently just a brief 15-minute drive from Armidale. Boasting an intelligently designed layout, the main dwelling encompasses two distinct living zones flanking the heart of the home - the central kitchen. The main bedroom occupies its own wing and is appointed with built-in wardrobes and an ensuite. A second living space seamlessly adjoins the main bedroom, featuring reverse cycle air conditioning and beautifully crafted raked ceilings. The second living area, warmed by a comforting wood fire, serves as the hub for the three additional bedrooms and the stylishly refurbished main bathroom. Polished floorboards are a beautiful feature throughout the home, while carpet provides comfort underfoot through the bedrooms. Opening up from the kitchen/dining area is direct access to the front entertaining deck that gazes out over the serene bushland and a dam, creating an idyllic setting for gatherings and relaxation. Offering a double-car shed with storage, a wood shed, horse stables, and a fully fenced boundary with livestock grid this property warmly welcomes the hobby farm enthusiast. But that's not all - this property also includes a fully self-contained, detached granny flat with a bedroom, sunny north facing living room, tasteful kitchen, stunningly renovated bathroom, and double carport. The undercover outdoor entertaining area provides the perfect setting for a coffee or a glass of wine overlooking the cottage garden while you enjoy the serenity. An area that provides an extra layer of versatility to your living arrangements. The granny flat is also separately metered allowing for ease of leasing for an investment option. A short walk or bike ride to the Invergowrie store is not only convenient, it is a treat in itself for their amazing pizzas and ice cream. Your family and guests will discover comfort, warmth, and generous room to move within this delightful rural haven. Potential rent return: \$900.00 per week House: \$550 per week Granny Flat: \$350 per week