

# 9 Eulahbar Crescent, Armidale, NSW 2350



## House For Sale

Wednesday, 15 May 2024

9 Eulahbar Crescent, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

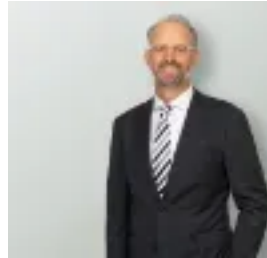
**Parkings: 1**

**Area: 1004 m2**

**Type: House**



Ronelle Gersbach  
0414755557



Jonathan Papworth  
0414933339

**\$695,000 - \$764,000**

Boasting a superior location atop North Hill in Armidale, 9 Eulahbar Crescent is a residence with substantial street appeal and stunning interiors. This superb house, with four generously sized bedrooms, is an exceptional find for families and investors with a keen eye for quality. Immediately obvious is the modern open-plan design that effortlessly blends contemporary aesthetics with practical living. The substantial family bathroom and expansive ensuite, each featuring luxurious spa baths function both practically and add a sense of luxury and sophistication. The light-filled modern kitchen flows seamlessly into the dining and living areas, creating a dynamic environment which is simultaneously open plan but cleverly divided into deliberate spaces. The extensive glazing invites an abundance of natural light and frames the garden views. Outside, two vast entertaining areas offer the perfect setting for al fresco dining and entertaining, with a total of four sliding doors ensuring ample indoor/outdoor living throughout the house. The established, low maintenance gardens further enhance this feeling offering a sense of peace and privacy. Practicalities are also well-considered with a large internal laundry and a oversized lock-up garage with ample storage space adding convenience and security, as well as a large auxiliary 2 room annex off the garage. Year-round comfort is ensured through multiple heating options including wall heaters and underfloor heating throughout. The location is exemplary being within close proximity to some of Armidale's premier educational institutions, as well as just a minute's drive from the CBD. This solidly constructed property, with its captivating street presence, represents an unparalleled opportunity to secure a piece of Armidale's finest real estate. For those seeking a balance of luxury, comfort, and convenience, 9 Eulahbar Crescent is a must-see. Contact Ronelle Gersbach 0414 755 557 or Jonathan Papworth 0414 933 339. Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Belle Property by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.