

**9 Salmon Avenue, Armidale, NSW 2350**

**Professionals**

**Sold House**

Tuesday, 15 August 2023

9 Salmon Avenue, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**

**\$425,000**

Welcome to 9 Salmon Avenue, a charming four-bedroom home nestled in a peaceful and secluded cul-de-sac. This property exudes a cottage-like charm and its tightly held character c.1947's home provides loads of potential for renovation or redevelopment. The home features four well-appointed bedrooms, each equipped with ample storage space. One of the highlights of this property is the newly installed split system air conditioning, ensuring your comfort throughout the seasons. Regardless of whether you can adjust the temperature to create the perfect atmosphere to suit your preferences. Convenience is key, and this home offers a laundry room complete with a second toilet, making daily chores a breeze. The sunken living room provides a cozy and inviting space to relax and unwind. With a large window framing picturesque views of the backyard, natural light floods the room, creating a warm and welcoming ambiance. Set on a large level block of approximately 1,012m<sup>2</sup> with a sought-after northerly aspect and within a block to The Armidale School, cafés and the city centre. A garden shed provides ample storage for your tools and equipment, while raised garden beds present an opportunity to cultivate your own vegetables or create a vibrant flower garden. This property offers both a single lock-up garage and a single carport + workshop, ensuring ample space for parking and storage. Your vehicles will be protected from the elements, giving you peace of mind. In summary, 9 Salmon Avenue is a delightful four-bedroom home boasting cottage charm, nestled in a serene and secluded cul-de-sac. With its thoughtful features such as split system air conditioning, ample storage, a sunken living room with backyard views, a spacious flat block with a garden shed and raised beds, as well as a single lock-up garage and carport, this property offers the perfect blend of comfort, convenience, and tranquility. Don't miss the opportunity to make this charming retreat your own.\*We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*