

9 Wigan Avenue, Armidale, NSW 2350

Sold House

Wednesday, 6 March 2024

9 Wigan Avenue, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 1288 m2

Type: House



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\$620,000

Welcome to 9 Wigan Avenue, Armidale. This is an award-winning character home that has been meticulously renovated. As you enter the front gate and step onto the hand laid flat basalt rock path to make your way to the entrance of the home, you are welcomed by the original feature hallway with wide polished timber floorboards. The home offers four spacious bedrooms. The main bedroom features a walk-in robe with en-suite (with separate hotwater unit). The second & third bedrooms feature custom built in robes & desks, while the fourth bedroom features custom built in floor to ceiling book shelving. The main bathroom features the original claw foot bath, with a separate large shower and timber vanity. There are separate toilet and laundry rooms. With hot water being provided by a Solarhart hot water system. There is a peaceful formal sitting room that opens onto an open plan spacious family room, leading to the kitchen & dining areas. The Tasmanian Oak kitchen features a wall oven with, Bosch electric cooktop & dishwasher, while the kitchen & dining areas also feature a breath taking vaulted ceiling with exposed timber beams. Large north facing windows allow the home to capture a full view of the impressive level back yard, while also capturing the warming winter sun. The home is well heated with a large wood fire, featuring insulated ducting to transfer the warm air to each of the bedrooms and hallway. There is also the convenience of gas heating. This home has all external walls and ceilings fully insulated, to ensure the home stays warm in winter and cool in summer. Ceiling fans also feature in the living, dining and kitchen areas. Timber French doors lead out to the outdoor entertaining area. With the extensive Bull nose verandahs being a very impressive feature, providing many areas to sit and enjoy the beautifully established gardens. The home has recently had further works completed with a new roof installed together with fresh paintwork. Located to the rear of the home is an extensive 4 bay garage (12.7m x 7.5m), featuring a full bathroom with a separate instantaneous gas hot water service. The Garage is fully insulated and provides standard power outlets, with a 15amp outlet as well. Certainly a tradesperson or handyman's dream! The garage also has 2 x 5,000 litre water tanks that provide water to garden beds and lawn. In addition, a large double carport provides car coverage to the side of the home. The total block size is approximately 1228 sqm and is fully fenced, perfect for children or pets, while being conveniently located close to the town centre. This home was awarded as the winner of the 'New England Heritage & Urban Design Award for Residential Buildings-Restoration/Reconstruction/Renovation - 1998' for its attention to detail. It will appeal to a wide range of buyers and is going on the market for the first time in 28 years. For any further details or for a private inspection Contact Jeremy Creagan on 0401 508 801. *All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries*