

**94A Beardy Street, Armidale, NSW 2350**

**House For Sale**

Monday, 4 March 2024

94A Beardy Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 817 m2**

**Type: House**



Lachie Sewell  
0421448991



Bella Johnson  
0484230108

## Auction

Welcome to 94a Beardy Street, Armidale—a remarkable residence that presents an extraordinary opportunity for families, investors, and short-term rental operators looking for a blend of urban convenience and charming sophistication in the heart of Armidale's CBD. This distinguished three-bedroom, two-and-a-half-bathroom house stands as a testament to elegant living with its timeless exterior, embraced by a classic white picket fence and an enchanting garden that whispers tales of tranquility. Step through the bright and cheerful sunroom and be welcomed into a world where the blend of old-world charm and contemporary flair is nothing short of captivating. Each of the three bedrooms, adorned with built-in wardrobes, offers a peaceful retreat, with the master boasting an indulgent ensuite that promises rest and rejuvenation. The heart of the home, the formal lounge room, exudes comfort with its plush setting and a gas log fireplace, creating the perfect spot for family moments or a serene evening. The beauty of traditional stained glass windows dances with the light, adding an artistic touch to the space. Once a successful short-term accommodation, 94a Beardy Street has demonstrated its versatility and potential to generate a significant income. The option to purchase fully furnished makes it an even more appealing investment, with a potential rental return of \$700 per week. Beyond the impeccable interior, this home sits on a generous double block with the unique benefit of dual access from Naughten Avenue, offering endless potential for future developments or projects. The backyard, an easy-to-maintain space, awaits your vision—whether for expansion or as a tranquil outdoor haven. This is more than just a property; it's a lifestyle offering with undeniable potential, and it awaits your personal touch. Don't miss the chance to make 94a Beardy Street your own urban paradise. Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.