

# 96 Fittler Close, Armidale, NSW 2350

## House For Sale

Saturday, 23 December 2023

96 Fittler Close, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 888 m2

Type: House



Frazer Yule  
0478684231



Rhys Wilson  
0450066049

## Market Preview

Introducing a fantastic opportunity for, well, just about anyone! This charming 4 bedroom, 1 bathroom house at 96 Fittler Close, Armidale, is an absolute gem that just about has it all. Nestled in a peaceful, family-friendly cul-de-sac in a sought after northern location, this solid brick home offers both comfort and style, boasting modern renovations and versatile spaces to accommodate the needs of a growing family or potential rental tenants. Upon entering this delightful property, you'll be captivated by the open plan kitchen, dining and living area, featuring a comfortable sunken entertainment/lounge area. The kitchen has been tastefully renovated, while the bathroom and laundry are also updated to a quality and sophisticated modern standard. Each of the four bedrooms comes complete with built-in wardrobes, ensuring plenty of storage space for everyone. Stay cosy in the cooler months with the wood fire, and enjoy the comfort of reverse cycle air conditioning during the warmer seasons. Step outside and be amazed by the expansive undercover tiled outdoor entertaining area, complete with an impressive timber pitched roof gazebo, perfect for hosting family gatherings and barbecues. The large block features low maintenance gardens, raised and covered vegetable beds, and handy fenced areas, ideal for dynamic living with pets and children. The property also boasts a huge new double lock-up colourbond shed at the rear, as well as an attached single roller door garage at the front, providing ample storage and workspace for all your projects. Don't miss your chance to secure this fantastic property – arrange your inspection today and envision your family's future at 96 Fittler Close, Armidale. 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.