

**97 Arundel Drive, Armidale, NSW 2350**

Laing+Simmons

**Sold House**

Friday, 15 March 2024

97 Arundel Drive, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 3580 m2**

**Type: House**



Lachie Sewell  
0421448991



Bella Johnson  
0484230108

**\$815,000**

As a curved brick wall appears around the Callistemon lined driveway, it immediately becomes clear that 97 Arundel Drive is a bespoke home in a special setting. This three-bedroom house is discreetly positioned in a desirable locale in North Armidale that is one of the city's best-kept secrets, boasting a generous land size of 3580 square metres and surrounded by a serene native timbered park-like garden. Perfectly capturing the essence of mid-century design paired with chalet-inspired wooden interiors, this unique property pays homage to Australia's architectural heritage of the 20th century. Each of the bedrooms is furnished with built-in wardrobes, including a master that enjoys direct access to a dual-entry bathroom. The residence is divided into a bedroom/living quarters, a huge open plan kitchen/living/dining and family room or library. Each of these split-level spaces, follows the natural outdoor landscape. Outdoor living is paramount, the paved terrace and north facing deck spill out onto the garden and offer a choice of entertaining areas adjacent to the living and loungerooms. These spaces ensure that the line between indoor/outdoor living is always blurred no matter where you are in the house, creating a true sense of immersion in the natural surrounds. Attention to detail is evident throughout this home, with quality craftsmanship underpinning its construction. This is a true escape where families can grow and create lasting memories, all within a stone's throw from Armidale's vibrant CBD. A tranquil sanctuary that encapsulates the best of both worlds-modern living in a natural 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.