

**37 Martin Street, Armidale, NSW 2350**

**House For Sale**

Monday, 8 July 2024



37 Martin Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Harry Williams

0481793488

**\$400,000 - \$440,000**

Welcome to your ideal leafy retreat, brimming with character. This light-filled home is conveniently located just 350 meters from the University of New England, near the 481 bus line, and across the bridge from the Westside Lane shopping village. Featuring three spacious bedrooms with built-in robes, this home offers an open modern kitchen with a dishwasher and a dining area that opens onto the garden through bifold doors. The large living room boasts high ceilings and modern lighting. Additional amenities include an undercover car space, extra off-street parking, and a separate laundry. A fully enclosed, secure garage-sized storage / studio area with power is perfect for a workshop, sporting equipment, or playing musical instruments. The home combines fresh white walls, carpet, wooden floorboards, and extra kitchen bench space to create a functional and cozy environment. For families with pets or children, the east-facing oversized garden and undercover awning provide plenty of space to run around. The home also offers a unique opportunity to customize and renovate to your preferences. Situated on a level 809 sqm block with a 20.1m frontage, there is also potential for a complete rebuild (subject to council approval). Subject to fixed lease \$420 p/w ending 21 September 2024. Make this your sanctuary in Armidale.