

484 Armidale Road, Elland, NSW 2460



House For Sale

Thursday, 4 July 2024

484 Armidale Road, Elland, NSW 2460

Bedrooms: 4

Bathrooms: 3

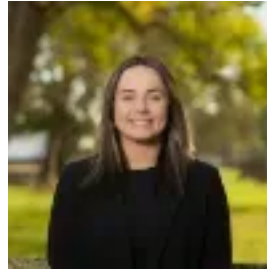
Parkings: 2

Area: 10 m2

Type: House



Jake Kroehnert
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Tayla Lavender
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AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Discover the perfect blend of rural charm and convenience at 484 Armidale Road, Elland. This exceptional property offers a rare opportunity to secure a spacious 25-acre estate just 10 minutes from the CBD, ideal for those seeking the tranquility of the countryside with easy access to town amenities. A result is imminent, and instructions are clear. We will be welcoming new owners upon the fall of the hammer. This low-set brick and tile home is designed with both comfort and functionality in mind. The residence features a thoughtful layout with four bedrooms, three of which boast built-in robes. The master suite is a true retreat, positioned at the opposite end of the home for privacy and includes a walk-in robe and an ensuite. Living spaces are ample and inviting, with an extremely generous area dedicated to the living and dining rooms. These areas are complemented by a spacious timber kitchen that offers stunning views over the sprawling land, making everyday meals a scenic delight. Please refer to the floor plan provided for an understanding of the layout. The home's practicality is enhanced by a double garage, which includes a convenient third bathroom and is connected to the main house via a breezeway. For additional outdoor enjoyment and entertaining, there is a verandah that wraps around the entire home, providing numerous spots to relax and soak in the panoramic views. The house yard is fully fenced, ensuring privacy and security, and includes a modern touch with a robot mower and a satellite dish included in the sale. A seasonal watercourse at the back of the property adds to the idyllic rural landscape, making it perfect for those interested in keeping horses or cattle. Such a property will be hard to find elsewhere, meaning the time to act is now. Notable features include:- Approximately 25 acres- Close to CBD- Low set brick and tile family home- 4 bedrooms- 3 bathrooms- Multiple living spaces- Seasonal watercourse- Robot lawn mower Set to sell at auction on July 31st, this property represents a unique opportunity to own a substantial piece of real estate in a coveted location. Whether you're looking for a family home or a productive rural property, 484 Armidale Road offers an unparalleled lifestyle investment. Don't miss your chance to view and bid on this magnificent property. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.