

**8a Dawson Avenue, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Monday, 8 July 2024

8a Dawson Avenue, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1011 m2**

**Type: House**

**Price Guide: \$480,000 - \$510,000**

Nestled in a prime North Armidale setting, welcome to a bright and breezy single level home blessed with contemporary interiors that capture your imagination. At its heart sits the sunlit kitchen, where the whole family can gather around the generous island bench for breakfasts or meals on the go. There's also ample space to relax in the open plan living room or enjoy a dining area that flows out to the backyard. Offering outdoor entertaining and a fenced, low maintenance garden, here you'll be blessed with plenty of room to host guests or for children and pets to play. Featuring a flexible floorplan, four bedrooms (all with built-in robes), bookend each side of the layout, with a glamorous family bathroom with a distinctive clawfoot tub on hand to deliver a perfect night of relaxation. Undercover parking for three vehicles provides a range of storage options, and direct access from the garage to the home makes busy family life that much easier. Located within comfortable walking distance from Ben Venue Public School, parks and a pharmacy, it's also close to all the CBD conveniences, which makes it an ideal solution to single level living in North Armidale – arrange your inspection today. 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.