

**152 Barney Street, Armidale, NSW 2350**



**House For Sale**

Friday, 17 January 2025

152 Barney Street, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1165 m2**

**Type: House**



Natalie Bower

## Market Preview

Unbeatable Location Located in the highly sought-after heart of central Armidale, this charming 4-bedroom weatherboard home offers the perfect combination of character, convenience, and opportunity. Set on an expansive 1,165m<sup>2</sup> block, it's within easy walking distance to the CBD, schools, and hospital, making it an exceptional choice for families, professionals, or savvy investors. Step inside to discover an inviting atmosphere. The living area is warmed by a charming fireplace, with additional gas heating points throughout the home for year-round comfort. The spacious bathroom offers a practical and stylish retreat for the whole family. The well-equipped kitchen, featuring gas cooking, caters to all your culinary needs, while the new roof ensures long-lasting durability and peace of mind. Sustainability is another standout feature, with a modern solar power system helping to lower your energy costs and environmental footprint. Outside, the fully fenced yard provides privacy and security, making it ideal for children and pets. The property also boasts a single garage with ample off-street parking and subdivision potential with DA approval, giving you the opportunity to maximize its value. Whether you're looking for a comfortable family home, a reliable rental, or a project with potential for growth, this property delivers on all fronts. Don't miss your chance to secure this unique opportunity. Contact Natalie Bower today to arrange an inspection and make this property yours! Contact Natalie Bower on 0488 721 118 to book your private inspection today. \*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries\* Land: 1,165m<sup>2</sup> / 0.29 acres Parking: 1 garage space Bedrooms: 4 Bathrooms: 1