

165 Miller Street, Armidale, NSW, 2350

Laing+Simmons

House For Sale

Monday, 18 November 2024

165 Miller Street, Armidale, NSW, 2350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Classic 1920s Charm, Original Period And Newly Renovated Features, Convenient Location And Significant Scope to Improve and Add Value (STCA)

Built in 1920 and proudly showcasing the gracious proportions and charming period features of its heritage, this three-bedroom home offers a prime opportunity to the owner occupier or astute investor, with scope to add significant value with further renovations and extension (STCA). With a beautiful blue weatherboard façade, large verandah with brand new boards, classic high ceilings and stained glass and louvered windows a nod to its past, the spacious interior with renovated bathroom, new reverse cycle air conditioning, new vinyl flooring and generous bedrooms is perfect for tenants as is, while the versatile layout at the rear allows for options to renovate and extend to create a modern, open plan design (STCA). Set on a sunny 696 sqm approx. block with side vehicle access to a lock up garage, fully fenced back yard and ample storage, this 1920s beauty is conveniently located less than a kilometre to primary and high schools, a short stroll to the Bicentennial Arboretum and only a six-minute drive to the University of New England. An opportunity not to be missed.

- Charming 1920s weatherboard façade
- Original stained glass and louvered windows, high ceilings
- Brand new timber verandah boards
- New low maintenance vinyl flooring
- Spacious lounge room with separate entrance
- Brand new R/C air con, wood heater and gas outlet
- Generous eat in kitchen with electric stove
- Three well-proportioned bedrooms
- Renovated bathroom with bath, ample storage
- Versatile multipurpose mudroom at the rear
- Internal laundry room, ready to be completed
- Covered rear terrace and sunny back garden
- Original laundry room, double cement sink, storage
- Powered LUG and storage shed and original shed
- Side vehicle access, fully fenced yard
- 950m to Drummond School
- 280m to Armidale Secondary College
- 800m to the Bicentennial Arboretum
- 6 min drive to University of New England
- 5 min drive to town centre
- Scope to add significant value (STCA)

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.