

24 Bilga Road, Armidale, NSW 2350

House For Sale

Wednesday, 1 January 2025



24 Bilga Road, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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\$840,000 - \$880,000

Discover the perfect blend of rural tranquility and modern convenience at this beautifully renovated farm cottage, set on 5 picturesque acres in the serene community of Invergowrie. This property offers a rare opportunity to enjoy the peaceful sounds of nature while remaining just minutes away from essential amenities. Step inside this charming home and experience its tasteful renovation, seamlessly combining modern touches with classic country charm.

Ground Level: The open-plan living, dining, and kitchen area creates a warm and inviting heart of the home. The kitchen exudes rustic elegance, featuring an island bench breakfast bar, farmhouse sink, corner pantry, and a large stove and oven. Adjoining the kitchen is a spacious dining area, perfect for family gatherings. The lounge offers a cozy retreat with a wood fireplace, gas heating, reverse cycle air conditioning, built-in storage, and a sunroom that's ideal for your morning coffee while enjoying views of the property. This level also includes a bedroom, a well-appointed bathroom, and a functional laundry.

Upper Level: Upstairs, you'll find two light-filled bedrooms, creating warm and inviting spaces. A second lounge area offers additional flexibility, while the fully renovated bathroom boasts a calming color palette, a corner bath & shower, refurbished vanity, and toilet.

Outdoor Features: The appeal extends beyond the home, with manicured gardens, water features, fruit trees, and a dam enhancing the natural beauty of the property. The five acres on the property have been cleared and creates usable rich land. A new double carport provides convenient parking plus extra parking on the property, and multiple sheds offer ample storage. The BBQ and entertaining area is perfect for hosting family and friends. A stable/shelter area is perfect for horses, while large paddocks offer horse mesh fencing.

Separate Studio: Adding incredible versatility, a modern studio with its own private entrance includes a living area, bedroom, bathroom, kitchenette, and reverse cycle air conditioning. This space is ideal for guests, extended family, or a rental income opportunity.

This property is a haven for those seeking space, comfort, and the charm of rural living. Whether you're looking to create your dream hobby farm or simply escape the hustle and bustle, 24 Bilga Road, Invergowrie, is a must-see. 24 Bilga Road would likely to attract a rental value of approximately \$700.00-\$770.00 per week, in its current condition. *We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.*