

71 The Avenue, Armidale, NSW, 2350

House For Sale

Friday, 20 December 2024

71 The Avenue, Armidale, NSW, 2350

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



Tim Randell
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71 The Avenue, Armidale

Stately, from its commanding position on the crest of Armidale prestigious South Hill, 71 The Avenue is proud to be offered to market by Armidale Town & Country. Overlooking this established, leafy estate through exquisite golden elms and onto to the Armidale cityscape and beyond to the rolling green hills, the home encapsulates 180 degrees of view from west to east. Quality from top to bottom, inside and out the home has almost everything on offer from its large half an acre block adorned with beautiful magnolias and ornamental pears as well as iconic native gums, to its immaculately presented interior, with superior layout over 2 levels, dividing the home potentially into separate wings for guest accommodation, granny flat or home office and the main residence with its ample and amazing living space on the second storey.

Features of the home include:-

- Downstairs wing offering:

- Large open living area with reverse cycle and private separate entry if required
- Spacious bedroom with large walk-in robe, adjoining multi-purpose room with fantastic storage
- Well-appointed, full bathroom
- Under house storage with built in racking and flooring allows for use of the whole sub-floor, vented air system
- Double garage off entry foyer with large workshop

- Upstairs main wing:

- Oversized, combined formal living and dining room with Northerly aspect, large sliding doors allow access to the newly reboarded deck area with grand views over city and beyond.
- Immaculate modern style kitchen, stone benchtops and ample cupboards and storage, large island bench for ideal cooking prep and entertaining, new Miele appliances
- Open living room adjoins kitchen/meals area opens to rear undercover alfresco and back yard
- Media room close by to bedrooms ideal 3rd upstairs living/rumpus room
- Extraordinary master bedroom suite with astounding aspect and views, opens to deck and balcony area. A well-designed walkthrough robe and modern en-suite with large shower
- Modern, 3-way main bathroom with large spa bath, luxury shower and separate vanity and toilet
- 3 dedicated bedrooms with built in/walk in robes
- Dedicated study/home office, with large built-in desk with shelves and cupboards
- Ducted central split system and gas heating in kitchen area
- New plantation shutters throughout the home, new curtains and new flooring including high quality plush carpet, fresh paint throughout the entire home
- Beautifully landscaped, massive back yard with level area, fire pit and planted embankment with established trees, shrubs and buffalo lawn
- Exceptional solar system with 14+KW capacity and Tesla battery supplying constant power to the home
- Caravan/boat/extra car parking area beside the garage with car access to back yard

This extraordinary property and its exceptional features are a sight to behold. The living spaces both inside and out offering absolute comfort and astounding views, matched with its highly effective floorplan make the home an entertainer's delight and an offering not seen often in the Armidale market. For further details and to arrange private inspection contact Tim Randell on 0401 178 786.

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