

Lot 1/216 Taylor Street, Armidale, NSW, 2350

House For Sale

Saturday, 11 January 2025



Lot 1/216 Taylor Street, Armidale, NSW, 2350

Type: House



Lachlan Cullen



Rebecca Poulter

Unique Lifestyle Opportunity - Acreage with building in town boundary

All the hard work has been done for you with existing improvements valued at approx. \$250,000.

Picture yourself living within the town boundary on a secluded 1.2 hectare (12,140 sqm) parcel of land surrounded by established native trees, garden and a small orchard. Located within walking distance to town, 10 mins walk to Armidale Secondary College, Armidale City Public School and The Armidale School.

Convert the large 264sqm two-story recently built building with double-glazed windows and 5.5kW solar panels into a 4-bedroom home (STCA) or build your own. Live onsite in established upstairs apartment while building. Potential for multi-generational living with options to add a secondary dwelling to this fully fenced property.

This fantastic property provides all the conveniences of living in town on acreage. Your options for this property are only limited by your imagination with plenty of space to live self-sufficiently, grow your own vegetables and fruits, loads of space for pets and animals, hobbies, or work from home in your own business.

Property Features:

- Existing Colourbond and fibre-cement building
- Building size: 264sqm - Ground Floor 22 x 8 mtrs, Top Floor 22 x 4 mtrs
- Town water and electricity connected
- NBN connected
- Energy efficiency & sustainability
- Double glazed windows on existing building
- 5.5kW solar system on existing building
- 4 x 20,000 litre galvanised tanks
- Bore
- Septic System

Outdoor Features:

- Fully fenced
- Mature trees & shrubs provide privacy
- Established native trees and gardens
- Small Orchard
- Situated in a quiet cul-de-sac