



ARMIDALE
10 Yallabee Avenue - PID: 634786

OFFERS OVER \$449,000

 4  3  6

SOMETHING FOR EVERYONE

Welcome home! These are the words you will want to hear after seeing this double story brick family home situated in a quiet North Hill area of Armidale. Quality can be seen from the moment you step out of the car, as evidenced by landscaped gardens surrounded by well cared for Sir Walter lawn as well as smooth access to the secured 4 bay carport that is attached to a double lock up garage with internal access. Upstairs you will find a living area that leads on to a good sized kitchen and dining room, with the dining room having access to the wrap around veranda allowing spectacular views of Armidale. There are 3 bedrooms upstairs with built-ins with the main bedroom having an ensuite. The main upstairs bathroom is three-way including a bath and a shower with rails and the first laundry, also upstairs, has convenient access to the yard. Downstairs there is the option of having both a bedroom and a study with close access to yet another bathroom, this one featuring a corner spa bath, a shower and a toilet. Also downstairs, is a living area that leads on to a well equipped kitchenette that includes a handy little laundry for your convenience. Outside the yard is secure and contains a smaller fenced off area that can be used as a run for the four legged family member. Additionally this property includes 2 garden sheds, in slab, reverse cycle AND gas heating options and full wheelchair accessibility to all levels. Don't miss this opportunity to own a home with something for everyone! To see all these wonderful features and more call our sales team and book an inspection today!

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