



ARMIDALE  
189 Kennedy Street - PID: 802782

PREVIEW  
5 2 2

## Timeless elegance & Charm

This most refined character home sits majestically in a Central South location in complete harmony with its surrounding landscaped gardens. A paved pathway leads you through the stone walls and established gardens into the home where you are greeted with a sun soaked formal entrance showcasing the stunning high ceilings on offer throughout the home. A wide hallway invites you to explore the charm that this property has where you find three double bedrooms at the front of the home all which feature beautiful coloured glass windows and picture rails, two bedrooms at the rear of the home and two bathrooms which are located conveniently in the home. In the heart of the home there is a spacious open plan kitchen, dining and living with warm wood heating and stunning timber polished floorboards. This space is beautifully complimented with French doors that lead you into the light filled enclosed entertainment area which flows onto the vine entwined pergola perfect for entertaining in the warmer months. The traditional kitchen offers plenty of cupboard and space and quality stainless steel gas stove with electric oven while overlooking the private garden. Additionally this home offers a formal sitting/living room with classic open fire place and fully lined/insulated storage loft which can be accessed from the front sun room. Along with wood heating the home is kept comfortable year round with ducted gas heating throughout and free standing gas heater. Outside you will feel a world away in the private garden which is assisted by the grand hedge which lines the

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