



### 44 Tuberosa Road, Armidale FOR SALE



#### Brick a Brack Cottage

An idyllic country oasis awaits you at 44 Tuberosa Road. The large solid brick house offers all the space a growing family requires.

Nestled amongst sprawling mature gardens with privacy at the forefront, you step inside to the relaxed atmosphere of this updated family abode, with generous living spaces, four large bedrooms and two fabulously sized modern bathrooms, the opportunity to move in and enjoy awaits you.

The charming country style kitchen features timber benches, an electric freestanding cooker, dishwasher, island bench and a coffee nook, you can imagine this being the heart of the home while family and friends gather in the adjoining rooms.

Outdoor entertaining is a breeze with an array of spaces to enjoy, meander through the large gardens and immerse yourself in the wonder of the perfect country lifestyle.

While beyond the delightful home and gardens, sits six acres of fully fenced grazing land. A large machinery shed with separate access, outbuildings and the many enclosures on offer, there will be no limit to your imagination when it comes to choosing how you will best enjoy the setup already on offer.

Perfectly positioned just off the New England highway, you are only 10-minutes away from the city of Armidale past the regional airport and only 10-minutes in the other direction from the bustling township of Uralla.

This amazing rural retreat is the perfect balance of country living with everything on your doorstep.

Imagine no more, call Nathan to book an inspection.

#### Features

#### Land size

6.00 Ac



**Nathan Whitton**

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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans by JP Media.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.