



## 52 Dangar Street, Armidale FOR SALE



### Privacy and Serenity on North Hill

Nestled in an elevated position at Central North Hill, this property offers breathtaking views of Armidale CBD.

Key features include:

- Three bedrooms, all equipped with built-in wardrobes
- Primary suite featuring a walk-in closet, ensuite, and balcony
- Upstairs bedroom with a private balcony, ideal for a teenage retreat, complemented by reverse air-conditioning
- Cozy study nook
- Galley-style kitchen boasting Miele appliances, a BBQ, and an outdoor entertaining area
- Open-plan living and dining areas, along with a formal lounge that seamlessly connects to the deck overlooking Armidale
- Spacious main bathroom with two-way access, complete with a bathtub, shower, and toilet
- Powder room and mudroom and laundry facilities
- Expansive 1545 sqm block adorned with landscaped gardens, including a sizable backyard with a paved outdoor area for entertaining
- Enjoy warmth through ducted gas heating and an open fireplace
- Dual access to the property from Laurence Avenue, featuring a carport and space for two cars
- Garage converted into a versatile space, suitable for a children's retreat, games room, additional large study area, or an extra bedroom

With its impressive street appeal, this captivating home awaits your exploration.

### Features

- 1 Toilet
- ADSL Available
- Built-In Robes
- Dishwasher
- 1 Ensuite
- Floorboards
- 1 Living Area
- Open Fireplace
- Study



**Kari Maitz**

Principal – Kari Maitz Property

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Balcony  
1 Carport  
Courtyard  
Deck  
Fully Fenced  
2 Open Spaces For Vehicles  
Outside Entertaining Area  
Secure Parking  
Shed  
Air Conditioning  
Ducted Heating  
Gas Heating  
Reverse Cycle A/C  
Split System A/C

**Land size**

1,545.00 Sqm



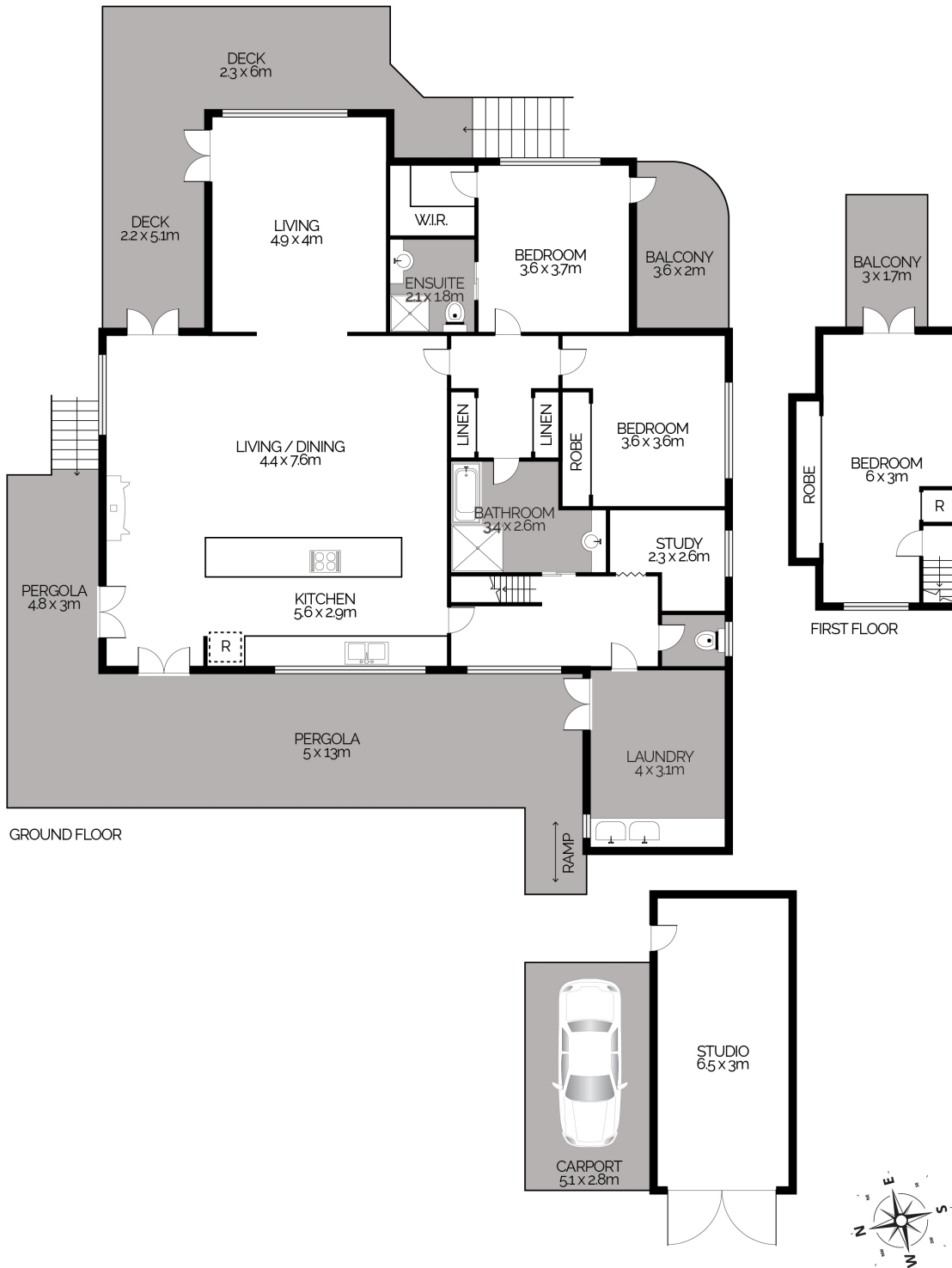
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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans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