



## 161 Dangar Street, Armidale FOR SALE



### 'Kilbucho' - Armidale's Finest!

Constructed in 1896 by the esteemed local builder G.F. Nott, 'Kilbucho' was originally designed and erected for the prominent Armidale businessman Russel Richardson. Today, this grand federation home stands as a cornerstone property in the heart of Armidale, exuding allure and rich historical significance. Nestled in the highly sought-after and tightly held south-central Armidale, 'Kilbucho' offers a unique opportunity.

Situated prominently on a generous 2100 sqm block with a north-facing aspect, this commanding residence boasts a captivating street presence, overlooking sprawling lawns and gardens. The current owners, stewards of the property for over 30 years, have prioritised its preservation, showcasing exquisite features such as pressed metal ceilings, ornate cornices, hardwood joinery, marble stonework, and decorative arches. The original centrepiece front door continues to welcome guests with timeless charm.

Upon entering the foyer, 'Kilbucho' envelops you in a sense of calm and security, inviting exploration and admiration. The layout comprises five generous bedrooms served by two bathrooms. Separate dining and lounge rooms are complemented by a formal dining/lounge hall, featuring a stunning marble fireplace and intricate hearth.

The kitchen, strategically separated from the living spaces, offers modern amenities including gas/electric cooking, a dishwasher, and an inbuilt pantry. External access from the kitchen leads to a paved courtyard and scullery accommodation.

Rarely does Armidale's market witness the availability of such prominent and revered homes. 'Kilbucho' is now offered for genuine sale, as the current owners embark on the next phase of their lives and seek to downsize. Ray White Armidale is delighted to present this stunning home for your consideration, inviting you to explore the unique charm and history that 'Kilbucho' holds.

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features



**Kari Maitz**  
Principal – Kari Maitz Property  
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**Land size**

2,213.00 Sqm



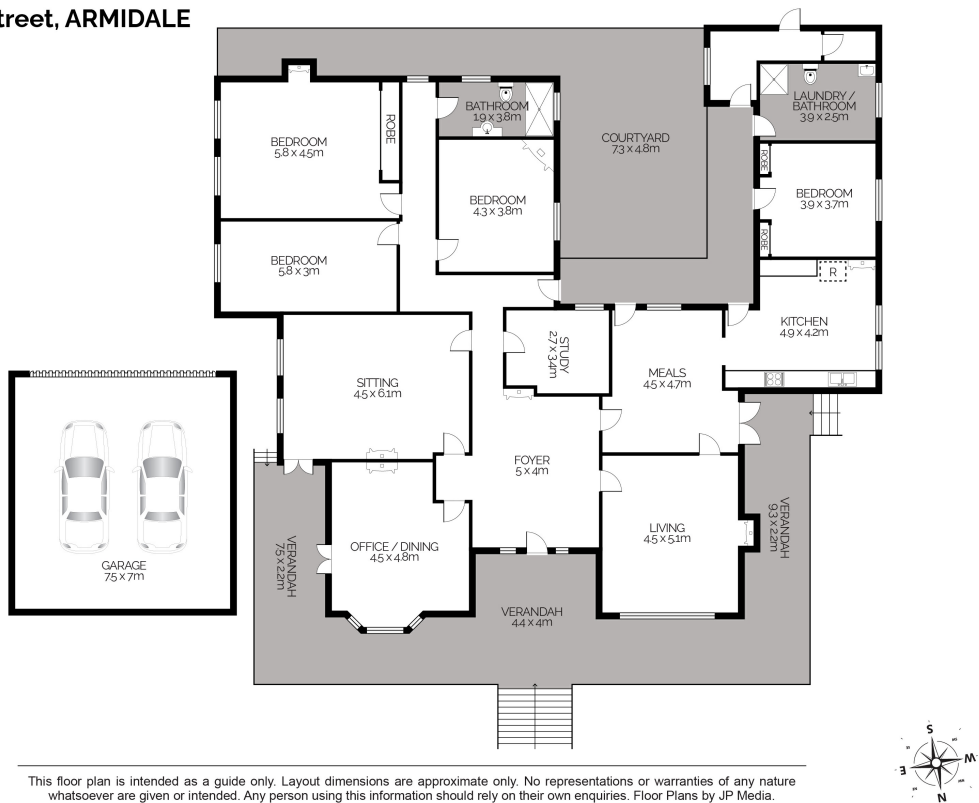
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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans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