

6 Armidale Road, COUTTS CROSSING, NSW 2460

Expressions of Interest - The owners welcome all offers, which will be considered on or before Monday, 16th February.

Some homes are built to impress. Others are built for space, flexibility and everyday living - and 6 Armidale Road is firmly in the latter category.

Set on a generous 1,189 m² block with rear lane access, this substantial residence offers an impressive amount of internal space rarely found at this price point. With five bedrooms, two bathrooms and multiple living areas, the home reflects a time when houses were designed to comfortably accommodate large households and busy family life.

While the character is unmistakably old-fashioned, several key updates have already been completed, including an upgraded kitchen, air conditioning and a wood heater that brings warmth and comfort through the cooler months. These improvements provide a solid starting point for buyers looking to further modernise and add value over time.

Vehicle accommodation is a standout, with two double garages allowing secure parking for up to four vehicles. One garage is of more modern construction, while the second offers additional flexibility for storage, a workshop or future ideas.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 133P0281

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Real Estate Grafton

3/97-101 Prince Street

Grafton, NSW

02 6615 1602

Benny Holder

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Positioned directly opposite the Coutts Crossing General Store, everyday convenience couldn't be easier. The local Primary School is within comfortable walking distance, and the pre-school is quite literally in view - making this a highly practical location for families or those seeking a true village lifestyle.

There is clear potential here for renovation and personalisation, but the foundations are strong, the proportions are generous and the block size allows room to breathe. Whether you're searching for a large family home, a renovation project, or a long-term hold in a well-connected country community, this is an opportunity worth exploring.

Homes offering this level of space, position and potential in Coutts Crossing are increasingly hard to find.

6 Armidale Road is ready for its next chapter.

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

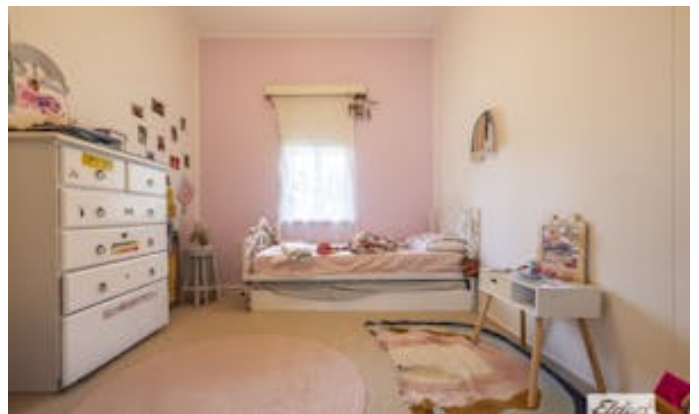
Benny Holder Licence No. 20312246

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- Land Area 1,182.00 square metre
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 2







6 Armidale Road
Coutts Crossing

