



2 Short Street, Armidale

### A HOME AND HEARTH WITH THE GRACE OF BYGONE TIMES

With all the grace of yesteryear, this historic weatherboard and blue brick cottage once known as "Wyndcliffe" offers an abundance of sun-blessed charm and character.

Situated on a wide corner block, with a magnificent established gardens, No2 Short Street is an absolute haven. Clipped hedges, mature trees, meandering paths and a babbling brook all come together in a peaceful green bliss that offers privacy from the street.

The property includes a two bedroom home plus a one bedroom unit which would make an excellent studio. The main bedroom has an ensuite and built-in robes. All rooms provide lovely views of the garden.

The home has a sun-drenched and very spacious living area with a large bay window that over-looks the picturesque front garden.

No 2 Short Street is located in the preferred South Hill residential area. It is approximately mid-way between Martin's Gully Primary School and Armidale City Public School and there is a bus stop right outside the front door.

The huge formal dining room has lovely polished floorboards and a grand open-fire place. There is always the potential to convert this room into a very spacious master bedroom.

The spacious Oregon timber kitchen has a double oven, double sink, gas cooktop, rangehood and dishwasher – everything to make entertaining a breeze.  
The property has a blue-brick garage with a loft and storage area.

A vacant paddock behind the home provides any number of opportunities to extend the garden, run some very lucky pets or perhaps (with a boundary adjustment and STCA) develop even further as a separate residential block.

The property is located approximately four kilometres south of the Armidale Central Business District. In one of the City's preferred residential areas. It is surrounded by well cared for homes and is close to parkland, playing fields and a popular convenience store.

For further details please phone the office on 02 6772 1277 to request a copy of the Information

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

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 6,080 sqm

**\$675,000**

ID# 14811110387



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