

1 & 2/17 James Avenue, Armidale, NSW 2350

Professionals

Unit For Sale

Friday, 5 April 2024

1 & 2/17 James Avenue, Armidale, NSW 2350

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Kyle Garrahy
0267724549

\$400,000 - \$440,000

Discover the epitome of investment potential with Units 1 & 2 of 17 James Avenue. This exceptional property presents an ideal chance to kickstart your investment portfolio or expand an existing one. Boasting two mirrored units, each unit offers a harmonious blend of comfort, convenience, and contemporary living. Unit Features: Bedroom: Each unit comprises a well-appointed bedroom featuring a built-in, bathroom complete with a shower, toilet, and vanity. Kitchen: Enjoy the functionality of U-shaped kitchens equipped to cater to your culinary endeavors. Living Space: Spacious living rooms provide the perfect setting for relaxation and entertainment, with ample room for dining. Car Spaces: Convenience is key, with allocated single undercover car spaces ensuring hassle-free parking for residents. Outdoor Areas: Unit 1 boasts an inviting undercover entertaining space, ideal for alfresco dining or leisurely gatherings. Meanwhile, Unit 2 offers a fully fenced yard, providing a private oasis for outdoor pursuits. Laundry Facilities: Both units feature expansive laundry areas with external access, offering added convenience for residents. Climate Control: Enjoy year-round comfort with reverse cycle air conditioning installed in Unit 1 and gas heating in Unit 2. Investment Potential: With both currently rented returning \$415 per week combined, and the complex increasing to a combined rent of \$460.00 in August, this property offers a lucrative investment opportunity with promising rental returns. Don't miss the chance to seize this exceptional investment opportunity. Whether you're a seasoned investor or a newcomer to the property market, Units 1 & 2 of 17 James Avenue offer the perfect combination of comfort, convenience, and potential returns. Enquire today to secure your slice of this lucrative investment opportunity.*We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.*