

**1-3/1 Marsh Street, Armidale, NSW 2350**

**Professionals**

**Block Of Units For Sale**

Saturday, 30 December 2023

1-3/1 Marsh Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: Block Of Units**



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**\$440,000 - \$480,000**

Discover the charm of quiet living in a well-maintained complex nestled in the heart of North Hill. Units 1 to 3 at 1 Marsh Street offer a unique blend of comfort, convenience, and community, making it an ideal residence for those seeking a tranquil yet accessible lifestyle.

**Unit 1:** Step into Unit 1, a thoughtfully designed one-bedroom haven. The residence features a cozy carpeted living room, seamlessly connected to a well-appointed kitchen and dining area. The bedroom boasts a built-in wardrobe. The convenience extends to the combined laundry and mudroom, ensuring functionality and ease in daily living. The bathroom, complete with a shower, toilet, and vanity, adds a touch of modernity to this comfortable abode.

**Unit 2:** Unit 2 welcomes you with a front living room, creating a warm and inviting atmosphere. The carpeted bedroom includes a built-in wardrobe, while the generously sized kitchen with polished floorboards is perfect for culinary enthusiasts. The combined laundry and mudroom add practicality to the space. The bathroom, featuring a shower over bath, vanity, and toilet, reflects a harmonious blend of style and functionality.

**Unit 3:** Unit 3 is a one-bedroom retreat with a built-in wardrobe for efficient storage. The kitchen and eating area provide a cozy setting for meals, fostering a sense of intimacy. The bathroom, equipped with a shower, toilet, and vanity, maintains the standard of modern living. The combined laundry and mudroom contribute to the overall convenience of the unit.

All residents have the luxury of parking facilities, ensuring hassle-free access. Additionally, a shared clothesline promotes a sense of community, enhancing the overall living experience. Conveniently located near public schools and local corner stores, these units offer not only a peaceful retreat but also easy access to essential amenities. Embrace the tranquility of North Hill living at 1 Marsh Street – where comfort meets convenience. It is our opinion that unit 1 would likely to attract a rental value of approximately \$230.00-\$250.00 per week, unit 2 \$230.00-\$250.00 per week and unit 3 \$160.00-\$180.00 per week in it's current condition. \*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.\*