

**1 Kelly Avenue, Armidale, NSW 2350**

**Sold House**

Friday, 20 October 2023

1 Kelly Avenue, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 715 m2**

**Type: House**



Lachie Sewell  
0421448991



Bella Johnson  
0484230108

**\$438,000**

Introducing a delightful gem nestled in the heart of the highly desirable North Hill area, 1 Kelly Avenue is an impressive house with fantastic street appeal sure to please even the most fastidious of buyers. This solid, beautifully presented home offers a fantastic opportunity for first home buyers or the savvy investor looking to expand their portfolio. Boasting three generously sized bedrooms, this neat and practical property promises a comfortable and cosy lifestyle. The modern bathroom offers convenience and luxury, ensuring the perfect space to unwind after a long day. At the heart of this beautiful home lies the large, contemporary cook's kitchen, bathed in natural light from the easterly views, where you can prepare your favorite meals in style whilst keeping an eye and ear on the rest of the house. The inviting living space features windows out to the expansive deck, the perfect setting for entertaining friends and family al fresco, or simply enjoying a peaceful evening in. The large, securely fenced backyard provides ample space for your pets and children to play and explore, while you can relax knowing they are safe and sound. It is also close to an enviable list of amenities including parks, playgrounds, a pharmacy, service station and multiple schools, of which is in the highly desirable Ben Venue primary catchment. With its fantastic location, modern finishes, and undeniable charm, this home is an opportunity not to be missed - please express your interest to one of our agents today! Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.