

**10 Butler Avenue, Armidale, NSW 2350**

**House For Sale**

Wednesday, 12 June 2024



10 Butler Avenue, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Harry Williams

0481793488

**\$475,000 - \$520,000**

Nestled in a tranquil cul-de-sac, 10 Butler Avenue offers an idyllic retreat for families and first-time home buyers alike. Perfectly positioned, this home is just moments away from popular corner stores, reputable schools, and local pubs, providing both convenience and a sense of community. Recently renovated with a keen eye for detail, this residence boasts modern updates in both the kitchen and bathroom. The home features three spacious bedrooms, two of which are equipped with built-in robes, providing ample storage. The main bathroom exudes luxury with its grey tiling, deep bath, and elegant stone vanity. The living room, warmed by a cosy wood heater, seamlessly transitions into the kitchen, which is fitted with contemporary cabinetry and state-of-the-art appliances. Polished floorboards extend throughout the home, complemented by newly installed neutral barn doors, adding a touch of rustic charm. Additionally, electric awnings have been installed on all main external windows. A mudroom and laundry area provide practical space and includes a second convenient toilet, adding to the home's functionality. Outside, the property spans a generous 1,012 square metre block, offering plenty of space for outdoor activities. The large backyard is complemented by a single lock-up garage, a workshop, and a garden shed, catering to all your storage and hobby needs. A paved entertaining area provides the perfect setting for outdoor dining, overlooking the expansive yard. 10 Butler Avenue is more than just a house; it's a place to call home. Don't miss this fantastic opportunity to secure a beautifully renovated property in a prime location. 10 Butler Avenue would likely to attract a rental value of approximately \$460.00-\$480.00 per week, in its 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.\*