

**110 Niagara Street, Armidale, NSW 2350**

Laing+Simmons

**House For Sale**

Wednesday, 31 January 2024

110 Niagara Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 612 m2**

**Type: House**



Frazer Yule

0478684231

**Price Guide: \$300,000 - \$330,000**

Nestled in the heart of Armidale, currently leasing for \$450 per week, 110 Niagara Street presents a delightful classic weatherboard cottage that exudes an irresistible period charm. This captivating three-bedroom residence is an ideal proposition for both savvy investors and first home buyers alike, offering an enchanting blend of convenience and potential. The home sits just a few blocks from the bustling town centre, ensuring amenities such as schools, parks, and shops are within easy reach, enhancing the appeal for a family friendly lifestyle or a solid rental proposition. Inside, the property boasts a practical layout that includes a tidy kitchen with ample benches and storage, and a dining area that seamlessly flows into a cosy living space. The inviting ambience is perfect for both intimate family dinners and entertaining friends. Step outside to discover a large yard complemented by secure fencing, providing a safe place for children's play and a pet-friendly environment. The addition of an external laundry with an attached workshop area will appeal to the hobby enthusiast or those seeking additional storage. Importantly, this charming home offers the opportunity to add significant value. With the potential to enhance and modernise without the need for major construction, astute investors can foresee a handsome return on their investment. 110 Niagara Street represents a smart opportunity to acquire a piece of Armidale's character-filled real estate market. Be quick to express your interest in this quaint cottage that promises the charm of yesteryear with the convenience of 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. \*Agent declares interest\*