

# 1&2/40 Crest Road, Armidale, NSW 2350



## Unit For Sale

Saturday, 4 May 2024

1&2/40 Crest Road, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 774 m2**

**Type: Unit**



Shane Kliendienst

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**\$665,000 - \$695,000**

Nestled in the sought-after North Hill neighborhood, surrounded by prestigious private school, lush parks, and convenient corner stores, this neat brick complex boasts not one, but two, well-maintained two-bedroom units, refurbished to a high standard - an ideal find for the astute investor seeking a hassle-free addition to their portfolio. **Property Highlights:** **Dual Residency:** This property comprises two mirrored units, each offering a comfortable living space designed for modern convenience. **Low Maintenance:** Perfectly suited for first-time investors or those seeking a hands-off property, these units require minimal upkeep, allowing you to enjoy hassle-free returns. **Contemporary Living:** Step into each unit to discover two bedrooms, complete with built-in robes for ample storage. **Modern Amenities:** Indulge in the luxury of contemporary living with sleek bathrooms featuring modern vanities, showers, and toilets, providing a serene retreat after a long day. **Climate Comfort:** Experience year-round comfort with reverse cycle air conditioning installed in each unit, offering optimal climate control regardless of the season. **Individual Garages:** Enjoy the convenience of a single lock-up garage for each unit, providing secure parking and additional storage space for your belongings. **Open-Plan Design:** Unit 1 welcomes you with a warmly carpeted living area, fostering a cozy ambiance, while Unit 2 features chic vinyl plank flooring, combining style with easy maintenance. **Functional Spaces:** Both units are equipped with their own laundry facilities and clotheslines, ensuring practicality and convenience for daily living. Situated in the desirable North Hill locale, residents enjoy proximity to esteemed private school, verdant parks perfect for leisurely strolls, and a selection of local corner stores catering to daily essentials. With easy access to major transport routes, the bustling heart of the city is just a short drive away, offering an array of dining, shopping, and entertainment options. Don't let this exceptional investment opportunity slip away. Enquire now to secure your future in this thriving North Hill community and capitalize on the potential of these dual residences. 1&2/40 Crest Road are both currently leased on 12 month tenancy agreements for \$365.00 and \$400.00 per week, giving an annual income of \$39,780.00\*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.\*