

**12 Millie Street, Armidale, NSW 2350**

**House For Sale**

Friday, 5 April 2024



**12 Millie Street, Armidale, NSW 2350**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Shane Kliendienst

0407412651

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

Nestled in one of the most sought-after streets, 12 Millie Street presents an exceptional opportunity for those seeking comfort, convenience, and ample space. Strategically situated within close proximity to the CBD, this property offers the perfect blend of urban accessibility and suburban tranquility. Key Features: Three Generously Sized Bedrooms: Each offering a retreat of comfort and relaxation. Inviting Main Bathroom: Featuring a convenient shower over bath, a modern vanity, and a toilet. Functional Kitchen with Backyard Views: Prepare delicious meals in a kitchen boasting scenic views of the backyard. Its seamless connection to the adjoining dining room facilitates effortless entertaining and family gatherings. Spacious Lounge Room: A welcoming ambiance awaits in the generously proportioned lounge room, where the warmth of gas heating creates a cozy atmosphere for relaxation and socialization. Outdoor Oasis: Step outside and be captivated by the expansive 607 square meter block. The large undercover entertaining deck provides the perfect setting for alfresco dining, leisurely weekends, and memorable gatherings with loved ones. Embrace the epitome of comfortable living in this charming family haven. Don't miss out on the opportunity to make 12 Millie Street your new home sweet home. 12 Millie Street would likely to attract a rental value of approximately \$440.00 - \$460.00 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.\*