

**130 Niagara Street, Armidale, NSW 2350**

**Sold House**

Tuesday, 19 September 2023

130 Niagara Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



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**\$415,000**

Whether you are looking to purchase a high-quality first home, a smart addition to your investment portfolio or simply looking for a comfortable and stylish family home, 130 Niagara Street, Armidale could be the house for you. This charming residence presents an excellent opportunity close to the many amenities Armidale has to offer. Featuring three generous bedrooms, each with built-in wardrobes, this welcoming home caters for comfortable living for a growing family. The sunny living area boasts north and east facing windows, inviting an abundance of glorious morning sunlight to brighten your day. The practical, large kitchen flows seamlessly into a quaint breakfast nook, framed by large windows offering a sunny outlook. The property includes an internal laundry with ample storage space, as well as a separate linen cupboard and a convenient second toilet. Outside, you will find a sizeable, secure backyard, complete with a generous concrete area ideal for trailer storage, or as a safe haven for children to play and ride their bikes. Additional features include a single lock-up garage, plus a shed at the rear for storing tools and toys. The house is situated directly opposite Drummond Preschool, perfect for families with young children. Conveniently located just a short walk from the Armidale CBD or a few minutes on one of the town's new electric scooters, you will also find the Armidale Hospital and New England railway station nearby. Don't miss this fantastic investment opportunity or your chance to secure an ideal first home with ample space for a growing family. Alternatively this property warrants careful consideration for those looking for a savvy investment opportunity. Contact one of our agents to organise an inspection today. **LINK TO REGISTER FOR AUCTION:** <https://buy.realtair.com/properties/111859> **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.