

**16 Kathleen Crescent, Armidale, NSW 2350**

**Professionals**

**House For Sale**

Friday, 1 December 2023

16 Kathleen Crescent, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1385 m2**

**Type: House**



Kyle Garrahy

0267724549

## \$400,000 - \$440,000

Nestled in the tranquility of a quiet cul-de-sac on the coveted North Hill of Armidale, this charming three-bedroom brick home presents a rare opportunity for comfortable family living. Positioned within proximity to corner stores and a reputable primary school, this residence is both convenient and inviting. As you step inside, you are greeted by three thoughtfully carpeted bedrooms, providing a cozy retreat for the entire family. The main bathroom boasts a complete set of amenities, featuring a vanity, bath, shower, and toilet - ensuring both functionality and style. The heart of the home lies in its bright front living room, where large windows flood the space with natural light. Stay comfortable year-round with the convenience of reverse cycle air conditioning. The functional kitchen, seamlessly integrated with a dining area, becomes the epicenter of family gatherings. Sliding door access onto the veranda enhances the indoor-outdoor flow. Venture into the expansive backyard, a blank canvas awaiting your personal touch. With its open terrain, it offers endless possibilities for landscaping and outdoor activities. The property also features a garden shed for your storage needs, a single carport for convenient parking, and a back veranda that adds a touch of charm to the exterior. All of this is situated on an impressive 1,385 square meter block, offering space and the potential to create the lifestyle you've always envisioned. Don't miss the chance to make 16 Kathleen Crescent your new home, where comfort, convenience, and the beauty of Armidale come together seamlessly. 16 Kathleen Crescent would likely to attract a rental value of approximately \$370.00-\$400.00 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.\*