

2 Sarah Place, Armidale, NSW 2350

Unit For Sale

Thursday, 16 May 2024

2 Sarah Place, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Unit



Ben Saxby
0413279884



Julie Schaefer
0408200668

\$550,000 - \$605,000

Nestled in a serene cul-de-sac, this charming brick duplex presents a prime opportunity for both investors and homeowners alike. Enjoying a coveted location within walking distance to the esteemed University of New England, this property offers convenience without compromising on peace and privacy.

Key Features:

- Mirrored Units:** Each unit mirrors the other, offering symmetry and balance throughout the property.
- Two Bedrooms with Built-in Wardrobes:** Both units boast two spacious bedrooms complete with built-in wardrobes, providing ample storage space.
- Main Bathroom:** Enjoy the convenience of a well-appointed main bathroom in each unit, featuring a bath, shower and a separate toilet for added privacy.
- Large Carpeted Living Rooms with Gas Heating:** Relax in the generously sized living rooms, adorned with plush carpeting and warmed by efficient gas heating systems for cozy evenings indoors.
- Private Laundry Facilities:** Each unit features its own laundry area with external access, ensuring convenience and privacy for residents.
- Private Backyards/Courtyards:** Step outside to discover tranquil private backyards or courtyards, perfect for enjoying alfresco dining or peaceful moments in nature.
- Single Lock-up Garages:** Providing secure parking and additional storage space, each unit is equipped with its own single lock-up garage for added convenience.
- Well-appointed Kitchens:** The kitchens in both units boast ample cupboard space, offering functionality and practicality for everyday living.

Investment Potential:

- Unit 1 Rental Income:** Currently leased at \$290 per week, Unit 1 offers a steady stream of income for savvy investors.
- Unit 2 Lease Opportunity:** Unit 2 presents an attractive opportunity for potential investors, currently listed for lease at \$320 per week.

Ideal First Investment: Whether you're a seasoned investor or venturing into property investment for the first time, this property promises an easy and neat investment opportunity in a sought-after location. This property also presents a great opportunity to live in one unit while renting out the other. Don't miss your chance to secure this immaculate duplex in a peaceful setting. Contact us today to arrange a viewing and make this property your next successful investment venture!

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.