

**2 West Avenue, Armidale, NSW 2350**

**House For Sale**

Wednesday, 20 March 2024



2 West Avenue, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 972 m2**

**Type: House**



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**\$370,000 - \$400,000**

Welcome to 2 West Avenue, a charming residence nestled in a prime location within Armidale. Situated centrally, this property enjoys easy access to a myriad of amenities, including bustling cafes, lively pubs, and the essential services of the nearby hospital, all within walking distance, making it a hub of convenience for residents. This home comprises of three bedrooms, with one featuring a spacious walk-in robe for added convenience. Additionally, a detached dwelling provides versatility, serving perfectly as a teenager's retreat or a comfortable guest bedroom, ensuring ample space for all family members or visitors. The interior is designed for relaxation and entertainment, with two distinct living spaces providing flexibility for various activities. Whether it's unwinding in the cozy ambiance of the front living area or enjoying gatherings in the rear space, there's room for every occasion. Ascending to the second level is where you will find the kitchen and dining area which seamlessly flow onto a welcoming deck, offering an ideal setting for alfresco dining or simply soaking in the sunshine. Practicality meets comfort in the main bathroom, complete with a separate toilet for added convenience. Outside, the property continues to impress, with a double carport ensuring ample parking space for vehicles. The expansive 972 square meter block provides plenty of room for outdoor activities and potential landscaping endeavors. A single lock-up garage with an attached workshop offers additional storage space, catering to the needs of hobbyists or those requiring extra room for tools and equipment. In summary, 2 West Avenue presents an enticing opportunity to secure a well-appointed home in a sought-after location, offering a harmonious blend of convenience, comfort, and versatility for discerning buyers seeking the quintessential Armidale lifestyle. 2 West Avenue would likely to attract a rental value of approximately \$430.00 - \$440.00 per week in it's 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.\*