

**3/28 Mayfield Avenue, Armidale, NSW 2350**

**Unit For Sale**

Wednesday, 12 June 2024

3/28 Mayfield Avenue, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$440,000 - \$460,000**

Welcome to 3/28 Mayfield Avenue, a delightful residence nestled within a peaceful complex of four units. This charming home offers the perfect blend of spacious living and privacy, making it an ideal choice for those seeking a serene yet convenient lifestyle.

**Key Features:**

- Bedrooms & Study:** This unit boasts two generously sized bedrooms, both equipped with built-in robes, ensuring ample storage space. Additionally, there is a versatile study that can easily serve as a third bedroom or a home office.
- Living Space:** The open-plan living, dining, and kitchen area creates a welcoming and versatile space for entertaining and everyday living.
- Bathroom:** The main three-way bathroom is designed for functionality, featuring a shower and bath, a separate vanity area, and a separate toilet for added convenience.
- Heating:** Stay cozy during the cooler months with efficient gas heating throughout the home.
- Interior Design:** The home is aesthetically pleasing, with warm tones and plush dark carpet throughout, providing a comfortable and stylish living environment.
- Outdoor Space:** Enjoy the privacy of your own paved courtyard, perfect for outdoor dining or relaxing in the fresh air.
- Parking:** The property includes a single lock-up garage for secure parking and additional guest parking within the complex.
- Location:** Situated on a quiet street, 3/28 Mayfield Avenue offers the best of both worlds—peaceful living just four blocks away from the bustling CBD. Enjoy easy access to local amenities, shopping, dining, and entertainment options, all within a short distance from your doorstep.

This property is a rare find, combining modern comforts with a prime location. Don't miss the opportunity to make this beautiful unit your new home. 3/28 Mayfield Avenue would likely to attract a rental value of approximately \$400.00-\$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.\*