

# 3 Cotterell Place, Armidale, NSW 2350

## Sold House

Friday, 20 October 2023

3 Cotterell Place, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1280 m2**

**Type: House**



Jeremy Creagan  
0401508801

**\$567,500**

Welcome to 3 Cotterell Place, Armidale. This well-presented brick and tile property is waiting for a new owner to move straight on in! The cleverly designed property has ample room throughout. The bathroom has been completely renovated with top-of-the-line fixtures and fittings. There is a oversize double garage with automatic roller doors providing ample storage options. Other features of 3 Cotterell Place include: Three generous sized bedrooms, all with built in robes. Modern kitchen has been updated and comes complete with electric oven, loads of cupboard space and dishwasher. The dining and family area leads to the spacious north facing undercover timber deck area through a sliding door. A conveniently located paved path to the fully remote double lock up garage and under house storage. The dining and kitchen areas have been updated with as new laminate timber flooring and the generous north facing windows, coupled with the reverse cycle air conditioner make it a comfortable living space. The home has the benefit of a completely separate lounge room with reverse cycle and wood heating. The main bathroom has been completely renovated and comes with neutral colour schemes and separate toilet. The back yard is fully enclosed with secure fencing and an automated gate. This property is ideal for the owner occupier looking for a sizeable home in a popular elevated private North Hill location. For any further details on this property contact the selling agent Jeremy Creagan on 0401 508 801. \*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries\* Agent interest declared.