

**3 Werrina Crescent, Armidale, NSW 2350**

**Professionals**

**House For Sale**

Tuesday, 5 December 2023

3 Werrina Crescent, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Shane Kliendienst

0407412651

**\$620000 - \$670000**

Welcome to 3 Werrina Crescent, a delightful residence that seamlessly combines classic charm with modern comforts. This 3-bedroom, 2.5 bathroom home is designed for both functionality and style, providing a warm and inviting atmosphere for you and your family. Three spacious bedrooms, each equipped with built-in wardrobes, offering ample storage for your personal belongings. The main bedroom boasts the luxury of an ensuite bathroom for added privacy and convenience. Two well-appointed bathrooms, ensuring that morning routines and evening relaxation are seamless and stress-free. The living areas are thoughtfully designed to accommodate both family time and entertaining guests, creating a harmonious flow throughout the home. Stay cozy during colder seasons with the efficient wood heating system, providing a traditional touch to the home's ambiance. Enjoy natural light and energy efficiency with double glazed windows, which also contribute to a quieter and more comfortable living environment. A double lock-up garage provides secure parking for your vehicles and additional storage space. Conveniently situated in a tranquil neighborhood, 3 Werrina Crescent offers the perfect balance of serenity and accessibility. Close proximity to Ben Venue Public School & North Hill Pharmacy. This property is a true gem, marrying classic design elements with modern amenities. Don't miss the opportunity to make this house your home. Schedule a viewing today and experience the comfort and charm of 3 Werrina Crescent. 3 Werrina Crescent would likely to attract a rental value of approximately \$500.00-\$550.00 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.\*