

# 30 Sunrise Crescent, Armidale, NSW 2350

## House For Sale

Thursday, 30 May 2024

30 Sunrise Crescent, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Randell  
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## **\$595,000 - \$625,000 Price Guide**

This near new brick and tile home is simply a quality build with modern design throughout. The property is located in a new subdivision in North Armidale which is handy to all services including, public and private schools and popular walking tracks. Set amongst quality homes, this attractive home has tremendous street presence and comes with a long list of features which include:- 4 Bedrooms all with built in robes, main with walk in robe and en-suite- Well appointed kitchen with stone bench tops, island bench ideal for entertaining and walk in pantry.- Main bathroom with separate toilet, shower and bathtub, all with quality fixtures and fittings.- Separate formal lounge/media room, plus open plan dining/kitchen.- Direct access from dining room to the undercover tiled alfresco area with aspect and treed views to the North.- Double lock-up garage with remote and internal access.- Ducted reverse cycle air conditioning with zoning - Landscaped, easy-care backyard with excellent storage sheds and established gardens- 6.6KW back to grid solar- Potential rental return \$590 per weekA great start in the market for first home buyer or an opportune investment property addition, this attractive, well looked after home is a must inspect. For further information and inspections contact Tim Randell on 0401 178 786.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