

**6 Claude Street, Armidale, NSW 2350**

**House For Sale**

Friday, 19 January 2024

6 Claude Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 734 m2**

**Type: House**



Peter Georkas  
0408668907

**\$375,000**

This is a great opportunity to live comfortably in a spacious and modern three-bedroom weatherboard home. The original timber floors throughout the home add a touch of elegance and warmth to the living space, and the north-facing living area with wood heater and reverse cycle air-conditioning ensure you'll be comfortable year-round. The modern kitchen is equipped with a dishwasher, corner pantry, electric hotplate, wall oven, and gas stove, making it a great space to cook and prepare meals for family and friends. The master bedroom and second bedroom include reverse cycle air-con and built-in robes, providing ample storage and comfort. The third bedroom also includes a ceiling fan and built-in robe. The main bathroom is equipped with a shower, bath, vanity, and separate toilet. The modern laundry with access to the rear yard is a convenient feature. A single garage with workshop space plus two garden sheds provide ample storage for tools and equipment. The fully fenced yard and alarm system provide added security and peace of mind. Overall, this is a great opportunity to live in a modern and comfortable home in a great location. Features include- Three bedrooms - all inc built-in robes- Renovated bathroom with separate toilet- Updated laundry, NBN connection- Solar panels, gas hot water - Wood heating plus 3 x reverse cycle air-conditioners- Two rainwater tanks- Single garage. Fenced front and rear yards- Established gardens - fruits trees and vegetables Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) on the Website is provided as a convenience to you, and has been provided to HH Real Estate by third parties: we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.