

# 6 Patricia Close, Armidale, NSW 2350

## House For Sale

Wednesday, 25 October 2023

6 Patricia Close, Armidale, NSW 2350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 659 m2

Type: House



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**\$495,000**

6 Patricia Close offers a comfortable and practical living experience. Offering three bedrooms, each with built-in wardrobe, there's plenty of space for everyone. The tidy kitchen overlooks the backyard, allowing for easy supervision of children or pets playing outside. The combined lounge and dining area provide an open-plan feel, perfect for relaxing or entertaining guests. Wood heating ensures a warm and cozy home during the colder months. Outside, the covered paved BBQ area is a great spot to entertain and enjoy the outdoors. This property is located in a popular residential area, offering a convenient and comfortable lifestyle. A single garage with internal access provides secure parking for your vehicle, while the garden shed in the backyard provides additional storage space. With vehicle access to the backyard, this property is perfect for those who need extra room for parking or hobbies. Overall, this property offers a practical and comfortable living experience in a desirable location. Features include:- Three bedrooms - Combined lounge / dining room- Tile bathroom, separate toilet and internal laundry- Reverse cycle air-conditioning unit + gas point- NBN connected- Covered entertaining area- Single garage and garden shed- Fenced rear yard. Established gardens 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.