

**6 Wigan Avenue, Armidale, NSW 2350**

**Professionals**

**House For Sale**

Thursday, 15 February 2024

6 Wigan Avenue, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 789 m2**

**Type: House**



Kyle Garrahy

0267724549

**\$420,000 - \$460,000**

Welcome to 6 Wigan Avenue – an inviting haven of comfort and style. This fully fenced private property, nestled in the heart of Wigan Avenue, offers a blend of contemporary living and thoughtful design. The tiled living room captivates with its neutral tones, soaring ceilings, and a charming wood fireplace, creating a warm and inviting atmosphere. The adjoining kitchen and dining area provide a seamless flow, perfect for entertaining or enjoying family meals. This residence boasts three bedrooms, each offering a tranquil retreat. The main three-way bathroom is a luxurious haven, featuring a double vanity, a separate toilet, and a well-appointed shower and bath. Step outside to discover a wealth of features that enhance your living experience. The property is equipped with solar panels, ensuring energy efficiency and sustainability. Crimsafe doors provide security without compromising on fresh air and natural light. A single carport and a double lock-up garage offer ample parking and storage space. The meticulously maintained lawns and gardens add a touch of nature to the property, creating a picturesque setting for outdoor activities and relaxation. Whether you're enjoying a quiet morning coffee or hosting gatherings with friends and family, the outdoor space is designed for both tranquility and social enjoyment. Situated in Wigan Avenue, this property combines privacy with convenience, being close to essential amenities, schools, and parks. Embrace the lifestyle this residence offers – a perfect blend of comfort, style, and practicality. Make 6 Wigan Avenue your new home, where every detail has been carefully crafted to enhance your living experience. 6 Wigan Avenue would likely to attract a rental value of approximately \$440.00-\$460.00 per week in it's 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.\*