

82 Mann Street, Armidale, NSW 2350

Laing+Simmons

Sold Duplex/Semi-detached

Tuesday, 20 February 2024

82 Mann Street, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 919 m2

Type:

Duplex/Semi-detached



Lachie Sewell
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\$464,000

Packed with impressive investment potential, these charming cottage-style duplexes offer enticing appeal in a sought-after central south setting. Nestled on a generous 919sqm corner allotment and with private access and leafy surroundings, each offers light and airy interiors, with traditional picture rails adding character. Practical open plan living and dining zones plus a cosy country-style kitchen also feature, along with two bedrooms and one bathroom per duplex. Unit 1 offers a master with French doors onto a private veranda, a peaceful spot to catch the sun with morning coffee. Outdoors, there's great appeal with an oversized and separate yard for each home to enjoy. Established trees promise enhanced privacy, with low-maintenance gardens to potter in. It's also fully fenced with plenty of space for kids and pets to play, plus each duplex has its own undercover carpark and separate driveway ensuring privacy. Located close to the New England Regional Art Museum, The Armidale School and transport, it's also just a 10 minute walk from the CBD. Currently the duplexes are tenanted and return a rental yield of \$280 and \$260 per week, soon to be increasing, making this promising pair the ideal investment. Arrange your inspection today. Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.