

**9/9a Merinda Place, Armidale, NSW 2350**

**Professionals**

**House For Sale**

Wednesday, 31 January 2024

9/9a Merinda Place, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1189 m2**

**Type: House**



Harry Williams

0481793488

**\$460,000 - \$500,000**

Welcome to 9 & 9a Merinda Place, nestled on the North Hill of Armidale. This unique property offers not one, but two opportunities to own a dual occupancy investment, providing versatility and potential for the savvy investor.

**Main Front Home:** The main front home boasts three bedrooms, providing ample space for a growing family or the potential for rental income. The main bathroom features a separate toilet, ensuring convenience for residents and guests. The open-plan kitchen and living area create a welcoming and spacious atmosphere. The carpeted living room is adorned with a wood fireplace, adding warmth and charm to the home. Glass sliding doors lead to the front courtyard, offering a perfect spot for outdoor relaxation. The kitchen is well-appointed with a convenient island bench and a large pantry, catering to both functionality and style. An enclosed back courtyard and a single carport are valuable additions, enhancing the overall appeal of the property.

**Back Unit:** The back unit complements the front home with one bedroom, a combined bathroom, and laundry facilities. An open living and kitchen space maximize the available square footage, providing a comfortable and functional living environment. This unit is an ideal option for additional rental income or as a separate living space for extended family members.

**Outdoor Amenities:** Situated on a generous 1,189 square meters, the property offers a substantial land size. Two additional carports provide convenient parking solutions and contribute to the overall functionality of the space.

**Prime Location:** The property's location is a standout feature, being within walking distance to a park, public school, and a chemist. Residents will enjoy the convenience of nearby amenities while still relishing the tranquility of the North Hill neighborhood.

9 Merinda Place would likely to attract a rental value of approximately \$380.00-\$400.00 per week in it's current condition, and 9a Merinda Place would likely to attract a rental value of approximately \$210.00-\$220.00 per week, in it's current condition.

Don't miss this rare opportunity to invest in a dual occupancy property with potential for dual income streams. 9 & 9a Merinda Place offers a unique blend of comfort, convenience, and investment potential in the heart of Armidale.\*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.\*