

**99A Niagara Street, Armidale, NSW 2350**

Laing+Simmons

**Unit For Sale**

Friday, 19 April 2024

99A Niagara Street, Armidale, NSW 2350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 719 m2**

**Type: Unit**



Frazer Yule

0478684231

**Price Guide: \$440,000 - \$480,000**

Nestled on a large corner plot at 99a Niagara Street, Armidale, this splendid duplex offers a golden ticket for discerning investors or families in pursuit of both comfort and income potential. A stone's throw from the bustling heart of the CBD, this address enjoys the serenity of suburban life while reaping the benefits of urban convenience. The family-centric design features a sizeable 3-bedroom residence, complete with an open-plan kitchen, living and dining area, exuding warmth and hospitality. Accompanying this is an attached yet completely self-contained and private 1-bedroom apartment, presenting an excellent rental opportunity or a cosy retreat for extended family. Both homes bask in an abundance of natural light, thanks to generous glazing that captures the radiance of the New South Wales sun. The interiors are matched by equally appealing exteriors, with both yards securely fenced, ensuring privacy and a safe haven for children and pets to play. Parking is a breeze with a lock-up roller door garage and an additional carport, allowing for ample, secure parking and storage options. Situated within a leisurely stroll to local shops, reputable schools, verdant parks, and mere moments from the hospital and the University of New England, this property ticks all the boxes for convenience and lifestyle. This duplex is not just a home; it's a savvy investment. For the investor, it's a promising asset with dual income potential. For the family, it's a spacious abode with the added perk of a supplementary income. 99a Niagara Street is a rare find, weaving together the fabric of family living with the astuteness of investment foresight. 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.