

**17 Crescent Street, Armidale, NSW, 2350**

Laing+Simmons

**House For Sale**

Friday, 9 August 2024

17 Crescent Street, Armidale, NSW, 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Charming Cottage In Central Position

Located in the heart of Armidale, 17 Crescent Street presents an exceptional opportunity for first home buyers, savvy investors, and creative renovators. This charming 3-bedroom weatherboard cottage exudes a delightful heritage appeal with its character frontage, instantly bestowing street appeal and a warm welcome.

A mere block away from Armidale's bustling hospital and a short stroll to the thriving town centre, this property's location is unparalleled for convenience and potential capital growth. The residence offers a blank canvas for those ready to infuse their style and increase value with simple upgrades like a fresh coat of paint or new flooring.

The house sits on a well-sized, low-maintenance block, perfect for those seeking a cosy abode without the burden of extensive upkeep. Inside, the floorplan accommodates three well-appointed bedrooms serviced by a single bathroom, ensuring comfortable living.

The property is enhanced by its outdoor features, including a covered back patio ideal for relaxed entertaining throughout the year, and a secure lock-up shed at the side of the house, providing ample storage or workshop space.

At 17 Crescent Street, the potential is evident, and the invitation is open for you to make your mark. Whether you're starting on your property journey or looking to expand your portfolio, this residence is a gem awaiting its next chapter. Don't miss out on this captivating Armidale offering.

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.