

248 Brown Street, Armidale, NSW 2350

House For Sale

Friday, 5 April 2024



248 Brown Street, Armidale, NSW 2350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 756 m2

Type: House



Julie Schaefer
0408200668

Auction Guide \$400,000 - \$440,000

Upcoming Auction Welcome to 248 Brown Street. Nestled at the quiet end of the street, this property offers a serene retreat while being conveniently close to local amenities. The property is within close proximity to local butchers, the train station, and a primary school ensures easy access to essentials and everyday conveniences. A spacious living room is adorned with dark flooring that adds a touch of elegance. Large double windows flood the area with natural light, creating a warm and inviting ambiance. Stay comfortable year-round with the convenience of reverse cycle air conditioning. The heart of the home lies in its well-appointed galley-style kitchen, where cooking is a pleasure. Enjoy views over the front yard as you prepare meals in this functional space, complete with ample cupboard storage for all your culinary needs. Consisting of three bedrooms, each offering built-in robes for added convenience and organization. The main bathroom features a separate private toilet, ensuring comfort and privacy for residents and guests alike. Outside, a single lock-up garage and single carport provide secure parking for vehicles, while the easy-to-maintain backyard offers a private oasis for relaxation and outdoor activities. Additionally, this home features solar panels, contributing to energy efficiency and reducing utility costs. With a block size of 756 square meters, there's plenty of room to enjoy outdoor living and entertaining. Don't miss your opportunity to make 248 Brown Street your new home. Whether you're starting a family or looking for a peaceful retreat, this property offers the perfect blend of comfort, convenience, and charm. Schedule a viewing today and discover the possibilities that await! 248 Brown Street would likely to attract a rental value of approximately \$420.00-\$440.00 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.*