

# 40 Proctor Street, Armidale, NSW 2350

## House For Sale

Thursday, 11 July 2024

40 Proctor Street, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 632 m2**

**Type: House**



Tim Randell  
0267722111

**\$430,000 - \$460,000**

This brick and tile home is located in a quiet street in South Hill, close by to sporting fields, parks and SPAR superette its convenient location makes it a great rental or first home alike. Family friendly, big back yard in a family orientated area a must inspect at this price point in the market. Features include:-- Three bedrooms with built-ins- Renovated kitchen with electric cooking- Generous sized living area with dining space- Fully renovated bathroom with separate shower- Roller blinds throughout- Drive through carport- Large, family friendly back yard with lovely established trees- Rental return up to \$400 per week For further information and inspections contact Tim Randell on 0401 178 786.\*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries\*