



6 Hilda Avenue, Armidale

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### A SPACIOUS HOME WITH PLENTY OF CHARM AND OPPORTUNITY

No matter how you look at it, this property is an excellent opportunity for investors, first home buyers and budding home renovators. 6 Hilda Avenue has been a wonderful family home for many years.

The home is largely in its original condition but it has been incredibly well cared for throughout its life. Its high ceilings, 3 spacious bedrooms and 3 living areas not only offer plenty of space but also provide a lot of scope for renovation and refurbishment.

#### FOR THE FIRST HOME BUYER...

It is not a home that needs an extreme makeover. This is a great opportunity to buy a good home and take on some projects one at a time as your budget allows to turn this into your forever home.

#### FOR THE INVESTOR...

This is a very neat property that is barely 300 metres from Ben Venue School. It is in a quiet little cul-de-sac and is surrounded by very well maintained homes. It has a fully fenced, easy care backyard and single lock-up garage. With a few small jobs done you could reasonably expect a gross return of approx. \$310.00 - \$350.00 per week.

#### FOR THE RENOVATOR...

The world is your oyster with this gem! If you have an eye for detail and a good plan, this modest family home could be transformed into a dream home.

#### FEATURES

- 3 bedrooms
- Built-in robes
- Spacious main living area
- Gas heating
- 2 sunrooms
- Family bathroom with separate toilet
- Open plan kitchen/dining room
- Single lock-up garage
- Large garden shed on cement slab
- 1,094 sqm block
- Approx. 300 metres to Ben Venue Primary School

 1,094 sqm

**\$285,000**

ID# 1481110377



**Susan Moore**

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The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

6 Hilda Avenue  
Armidale NSW 2350

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