



4 Simpson Avenue, Armidale

NORTH HILL PROPERTY ACHIEVING 7.6% GROSS RENTAL RETURN

4 Simpson Avenue is located in a quiet cul-de-sac in North Armidale, not far from Ben Venue Primary School, PLC and Duval High School.

The entrance of this home leads into the living area which has been painted with neutral colours and allows for easy decor choices. The living room with new carpet comprises a wood fire as well as a RCAC which will warm the whole house due to its open plan practicality.

There are 3 bedrooms, 2 which have built-ins with plenty of storage space. The bathroom offers a separate bath and shower, as well as a separate toilet which would be functional for a small family.

The spacious laundry can be accessed from the kitchen and hallway and exits into the backyard which follows a path to the clothes line.

The block is approx. 809m² and has a large backyard which is fully fenced with a garden shed and a raised vegetable garden toward the rear of the property. There is also a single lock up garage detached from the house which is fenced off from the main backyard - a great idea to save the hassle of opening and closing a gate and to keep the small kids away from the moving car!

The property currently has a long lease, expiring 14/12/2018, with the current tenant paying \$380 per week.

Contact Brad Dunham for further details

3  1  1 

\$259,000

ID# 14811110418



Brad Dunham
0448 721 277

4 Simpson Avenue , Armidale

