

# FOR SALE



**\$250,000 TO \$275,000**

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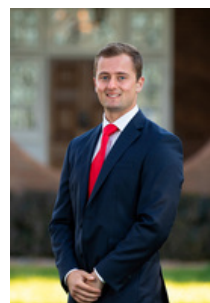
**WEBSITE** [professionalsarmidale.com.au/1094406](https://professionalsarmidale.com.au/1094406)

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## 44 Niagara Street, Armidale

### Character-filled, spacious living

Brimming with character and space, this fully fenced two-story home is ready for you to make your mark on it and renovate or represents an enticing investment strategy. Situated on a 730m2 block, you'll be spoilt with two separate living areas with the potential of converting the second off the kitchen into a 5th bedroom, a kitchen with meals area, as well as three downstairs bedrooms which are serviced by a family bathroom. Upstairs is dedicated to the master bedroom, ensuring your peace and privacy, and is also fitted with walk-in robe and ensuite. You'll be comfortable all year round too, with wood and gas heating and a reverse cycle air-conditioner installed, while outdoors, enjoy an alfresco area and undercover entertaining zone which overlooks the generously sized backyard.



**Kyle Garrahy**   **Harry Williams**



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