



ARMIDALE
47 Erskine Street - PID: 813534

\$345,000

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SPACIOUS LIVING

When walking into this home you are welcomed into the spacious open plan, kitchen dining and living area which has been designed to soak up the sun with north, east and south facing windows. The kitchen has been newly renovated with copious amounts of cupboard space, roomy breakfast bar and stainless steel dishwasher. The double width hallway takes you to the four well sized bedrooms all with built-ins and two of them provide reverse cycle units. The large family bathroom has been freshly renovated and features a shower, raised bath, toilet & double vanity. The laundry is conveniently located at the rear of the home and as with the rest of the home is spacious with plenty of cupboards for storage. The home is heated with underfloor heating throughout and has an additional reverse cycle air-conditioner in the kitchen/living area.

The exterior of the home has been well looked after with established trees, raised vegetable garden beds and a fully fenced yard with a north-easterly privacy screen. A gazebo has also been installed for you to relax and entertain your friends. Additionally this property has 2½ kilowatt Solar Power with smart meter, double insulation in the walls and triple insulation in the ceilings. A major feature of this property is the large block size which is 1,233 m2 making it the perfect yard for children and pets. This property also features single carport and has an expected rental return of \$350.00 - \$370.00 making it an appealing property not only for the owner occupier but also the savvy investor. Call Keith Ellis at Professionals today on 0481 173 322 (24hrs)!

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