

# FOR SALE



**\$265,000**

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## 12 Douglas Street, Armidale

Just a hop & a skip!

Perfect for an investment or why not a first home! 12 Douglas Street is ideally located in a quiet street close to sporting grounds and just a hop & a skip to the CBD. Positioned on a monstrous 974 square metres you do not want to miss the opportunity to see what this outstanding property has to offer.

Three modest bedrooms, the third bedroom with access to the backyard. It can also be used as a study.

Located within walking distance to both primary and high schools Step into the open plan spacious living room.

Comfortable kitchen boasting of views over the backyard, plenty of cupboard space & room for a dining table.

Reverse cycle air conditioning & gas heating

Main bathroom complete with shower, vanity, toilet & combined



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