

# FOR SALE



**\$345,000-\$365,000**

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**Ben Saxby**

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## 7 Newbury Drive, Armidale

### Truly Delightful

Sitting on top of a high street in a quiet cul-de-sac, 7 Newbury Drive is a delightful three bedroom home with plenty of potential. Don't miss your chance to view!

Spacious backyard with well matured trees & shrubs

Double lock up garage with rear yard access

Central open plan kitchen, where you will walk through to the second living room with wood heating

Formal living room located at the front of home

Three moderately sized bedrooms with built-ins

Currently leased

The large second living room also has room for a study desk/home office

Close to sporting grounds and shopping complexes



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