

**7A & 7B Grills Place, Armidale, NSW 2350**



**Duplex/Semi-detached For Sale**

Wednesday, 1 January 2025

7A & 7B Grills Place, Armidale, NSW 2350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Kyle Garrahy  
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## Duplex or Semi-Detached

Introducing 7A & 7B Grills Place, a well-maintained duplex nestled in a peaceful neighborhood, surrounded by equally tidy homes. Located within walking distance of the University of New England, this property presents an exceptional investment opportunity or a flexible dual-living arrangement. 7A – The front unit is compact yet functional, featuring a single bedroom with built-in storage, a combined kitchen and living space, and a cleverly designed laundry/bathroom. The convenience of a single lock-up garage and a private outdoor patio completes this low-maintenance residence. 7B – The larger rear unit boasts two spacious bedrooms, a well-appointed bathroom, a separate laundry, and an open-plan living and kitchen area. This unit also includes a single lock-up garage and a private patio, perfect for relaxing or entertaining. Both units offer low-maintenance outdoor spaces, ensuring practicality for tenants or owners alike. With its proximity to local amenities and the university, this property is perfect for those seeking solid rental returns or a flexible investment. Don't miss this fantastic opportunity—enquire today! 7A Grills Place would likely to attract a rental value of approximately \$310.00-\$320.00 per week and 7B Grills Place would likely to attract a rental value of approximately \$330.00-\$350.00 per week. \*We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*