

**15 Jones Avenue, Armidale, NSW, 2350**

**House For Sale**

Thursday, 26 December 2024

15 Jones Avenue, Armidale, NSW, 2350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Frazer Yule  
0478684231



Rhys Wilson  
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## **Charm, Comfort And Convenience!**

Set amidst meticulously maintained gardens, this lovely single-level cottage offers an unbeatable location, just a short walk to the Armidale Showground and a quick drive to the CBD. With O'Connor Catholic College and Bunnings Warehouse close by, convenience is at your doorstep.

The home features a bright and inviting living area, complete with reverse-cycle air conditioning and gas heating to keep you comfortable through every season. The kitchen is both practical and spacious, providing plenty of storage for all your needs. There are three generously sized bedrooms, two of which include built-in wardrobes, all serviced by a well-presented family bathroom. At the back of the home, a sunny enclosed sunroom provides the perfect spot to relax and enjoy a quiet moment.

The fully fenced yard is perfect for children to play safely, while the large workshop attached to the garage provides ample storage or space for hobbies.

Combining charm, comfort, and convenience, this property is ready for its next chapter. Don't miss your chance to inspect-schedule a viewing today!

Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.