



1/37 Armidale Street Abermain, NSW

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### Inviting and light-filled comfortable duplex

Presenting an incredible light-filled inviting two-bedroom duplex. Boasting plenty of space and a large private yard, this property makes a stylish first-home, a comfortable and enjoyable downsizer or an easy set and forget investment. Inside you'll find floating floors, air-conditioning, ceiling fans and a huge sleek kitchen with dining area that seamlessly connects to a patio and the yard.

- Single level light-filled brick two-bedroom duplex with private yard
- Two comfortable bedrooms both with built-in-robos and one with ceiling fan
- Floating floors in the spacious sleek kitchen and bright opening dining room
- Rainwater tank, driveway parking and single car lock-up garage

**Council Rates:** \$337.00 p/q

**Water Rates:** \$174.01 p/q

**Debra Ford**

0413 478 655

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Abermain



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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