



Moncton New Brunswick

\$535,000

33-35 BARNABY ST MONCTON--ONE UNIT IS CURRENTLY AVAILABLE TO LIVE IN--SELLER IS NEGOTIABLE! INVESTORS/FIRST TIME HOME BUYERS YOU GOTTA CHECK THIS PROPERTY OUT!! IMMACULATELY MAINTAINED WITH OUTSTANDING CURB APPEAL, THIS SIDE BY SIDE DUPLEX WITH 3 BEDROOMS 1.5 BATHS IN EACH UNIT, IS LOCATED IN CLOSE PROXIMITY TO CHAMPLAIN PLACE, TD CORPORATE CENTER, BANKING, RESTAURANTS & OTHER AMENITIES. IT HAS FEATURES EVERY TENANT WOULD LOVE. LETS NOT FORGET TO MENTION THAT THE BUS STOP IS ONLY A 5 MINUTE WALK AWAY! The main floor in each unit comes with a large living room, kitchen with hardwood cabinetry/a walk in pantry & lots of cupboard space, a dining area located beside the kitchen and a 2 PC bath. The lower level comes with large windows which provide lots of natural light, 3 bedrooms (primary bedroom being generous in size), a 4 pc bath and a utility room area. Each unit has its own separate double driveway, a back deck with additional storage space under the deck & its own electrical meter. Each unit is heated with electric baseboard heat and has its own mini split heat pump -which in addition to providing energy efficient heating offers AC in the hot summery months! ALL APPLIANCES ARE INCLUDED IN THE PURCHASE PRICE!! (2 FRIDGES, 2 STOVES, 2 DISHWASHING MACHINES, 2 MICROWAVE HOOD FANS, 2 WASHING MACHINES, 2 CLOTHES DRYERS) INCOME EXPENSE IS ON FILE! Tenants require at least 24 hour notice for all showings. For more information and or to schedule your personal viewing (id:6769)

Listing Presented By:



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Royal

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Utility room X

4pc Bathroom X

Bedroom X

Bedroom X

Primary Bedroom X

Utility room 3'5" x 10'10"

4pc Bathroom 7'5" x 12'10"

Bedroom 9'2" x 12'10"

Primary Bedroom 11'7" x 11'6"

2pc Bathroom X

Dining room X

Kitchen X

Living room X

2pc Bathroom 6'11" x 4'7"

Dining room 7'5" x 10'7"

Kitchen 11'9" x 13'4"

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Bedroom 9'6" x 12'11"

Living room 11'6" x 17'7"