



Greater Moncton REALTORS® du Grand Moncton

## 47 Gary Avenue Pointe Du Chene New Brunswick

\$439,900

Welcome to your dream of a year-round home and cottage rolled into one. Only minutes walk to Parlee Beach, one of the finest beaches New Brunswick has to offer, this property is a rare gem that doesn't come up often.

This immaculate home features gleaming hardwood floors, large living room, eat-in kitchen with lots of cupboard space, two bedrooms with their own closets, separate laundry room, and a four-piece bath. The property which consists of the house and lot (50'x100') and an additional vacant serviced lot (50'x100') with separate well, offers endless possibilities. Among the many other highlights of the property is a spacious well-maintained lawn, with shrubs and flower gardens, a large private deck to capture those sunrises, shed and so much more. A large 12'x20' baby barn could easily be converted into a bunkie for extended family and friends. With its prime location in Pointe du Chene, a popular tourist destination, just next door to the seaside town of Shediac, you have the chance to generate substantial rental income during the vibrant tourist season.

Conveniently located near Moncton, this home offers easy twenty-minute access to a wide range of amenities, such as an international airport, shopping and dining. This property is available as a turn-key solution, which means you can move in and start enjoying your home immediately without the stress of furnishing and equipping the property. Don't miss out on this incredible opportunity. Worth a viewing! (id:6769)

Kitchen 13.4x13

Living room 16x13

Bedroom 13.2x10.2

Bedroom 11x9

4pc Bathroom 9.10x5.6

Laundry room 9.10x10.2

Listing Presented By:



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