



## Ammon New Brunswick

\$459,000

OPPORTUNITY AWAITS WITH THIS 6 BEDROOM, 2 STOREY SIDE BY SIDE DUPLEX SET IN A PICTURESQUE COUNTRY SETTING YET JUST 5 MINUTES TO MOUNTAIN RD WHERE ESSENTIAL SERVICES, ALL AMENITIES AND MAJOR HIGHWAYS ARE NEARBY! The 2 units are mirror-images and feature a very bright and spacious living room, separate dining, good size kitchen and a convenient half bath perfect for visitors. Once upstairs you will find the spacious primary bedroom and 2 additional good size bedrooms and a 4PC bathroom(tub with wall surround installed in both units 2022). Unit 61 just had new bedroom doors installed. Laundry in the basement(unit 61 washer and dryer included). With separate hydro and meters the tenants are responsible for all expenses. Unit 61 will be vacant at the end of month- you set the rent! Tenant is month to month rental. Separate driveways-unit 61 is partially paved. The windows have been replaced in stages (3-8 YRS), steel roof (2020), siding(8YRS approx), new cellar drain(2024), 2 mini-splits (2022), Stone patios(2024), front step(2025) Extra Large tree lined backyard where you will enjoy a tranquil setting! LIVE IN ONE UNIT AND RENT OUT THE OTHER SIDE OR RENT BOTH SIDES. PROPERTY TAXES ARE NON-OWNER OCCUPIED! THERE'S SOMETHING ABOUT HAVING THAT COUNTRY FEEL KNOWING YOU ARE SO CLOSE TO EVERYTHING YOU NEED!! (id:6769)

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



Royal

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