



## 96 Tenth Street Armstrong Earltan Ontario

\$275,000

Turnkey Duplex in Earltan. Smart investment opportunity in the quiet and commuter-friendly community of Earltan. This well-maintained duplex is ideal for investors or buyers looking to offset their mortgage by living in one unit and renting out the other. The spacious main floor unit features two bedrooms, an open-concept kitchen/living/dining area filled with natural light, and a full ensuite bathroom plus a convenient two-piece bath. Enjoy in-unit laundry and a flexible layout that includes a guest suite with its own kitchenette and two-piece bathroom ideal for extended family or space from your roommate. The second-floor unit offers two bedrooms, one bathroom, private laundry, generous storage, and relaxing views of open fields. Additional features include a large detached garage, ample parking, separate hydro and gas meters for each unit, and easy access to major commuting routes. Whether you're building your portfolio or looking for a smart way to live affordably, this duplex checks all the boxes. (id:6769)

Laundry room 1.88 m X 3.05 m

Living room 7.44 m X 3.86 m

Bedroom 4.14 m X 3.05 m

Bedroom 2 2.79 m X 3.28 m

Kitchen 3 m X 1.91 m

Living room 3 m X 3.56 m

Kitchen 5.69 m X 5.89 m

Bedroom 3.76 m X 4.39 m

Bedroom 2 3.89 m X 2.97 m

Laundry room 2.74 m X 1.88 m

Other 3.96 m X 7.49 m

Listing Presented By:



Originally Listed by:

CENTURY 21 TEMISKAMING PLUS  
BROKERAGE



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