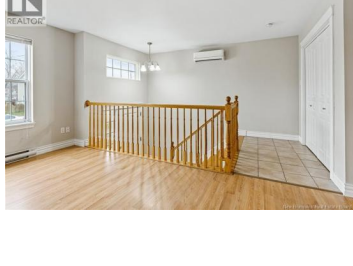
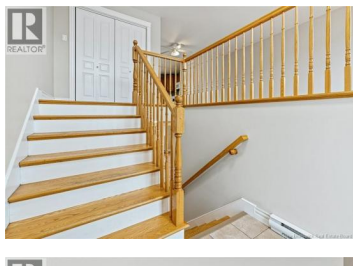




Moncton New Brunswick

\$555,000

New Brunswick Real Estate Board



33-35 BARNABY ST MONCTON-AS OF NOW ONE UNIT IS CURRENTLY AVAILABLE TO LIVE IN FOR JUNE 1ST-FULLY RENTED! INVESTORS/FIRST TIME HOME BUYERS YOU GOTTA CHECK THIS PROPERTY OUT!! IMMACULATEDLY 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 a...



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