



New Brunswick Real Estate Board

Moncton New Brunswick

\$555,000

33-35 BARNABY ST MONCTON-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! The tenants require at least 24 hour notice for all showings. For more information and or to schedule your personal viewing, please call today! (id:6769)

Listing Presented By:



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<http://www.stuartlyons.com/>



Royal

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- Utility room X
- 4pc Bathroom X
- Bedroom X
- Bedroom X
- Primary Bedroom X
- Primary Bedroom 11'7" x 11'6"
- 2pc Bathroom X
- Dining room X
- Kitchen X
- Living room X

Utility room 3'8" x 10'10"
 2pc Bathroom 6'11" x 4'7"

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