



New Brunswick Real Estate Board

# Moncton New Brunswick

\$469,000

MONEY MAKER & OPTIONS.. This UP/DOWN DUPLEX comes with 3 SEPARATE METERS, 1 for each unit and the Garage has it's own, which is IMMACULATELY put together with a COMPRESSOR Room, TOOL Room, 2 separate sides/split down the middle & an overhead storage space. Ideal for Car Detailing or HOBBIEST looking for a NICE CLEAN SPOT that operates with a Mini Split, Vacu-flo & even H2O too! BONUS is the BASEMENT WAS REPLACED WITH 8 FOOT CEMENT WALLS, so there's lots of ROOM FOR A 3RD RENTAL as the piping was all put in the basement for the BATH & PLUMBING's also there for a 1-PIECE TUB SURROUND, VANITY, SINK ETC. TO FINISH THAT LOWER LEVEL OR JUST FINISH & add more space to the 3 Bedroom on the main floor. Top unit is vacant, it's a 2 Bedroom, has it's own deck with a view & a solid escape route in case of an emergency. Fenced in back yard, with a main floor Deck overlooking what could be a play space plus & an area that could be used for a garden & is fenced in. All the Appliances remain. Nice Mature Neighborhood with lots of newer stuff up the street and a solid home for those who want a present income from the 2 units plus Income Potential with the basement being finished for the right buyer. That GARAGE COULD EASILY BE RENTED OUT or USED BY SOMEONE looking for a Nice Spot to start a business of sorts & requires a clean space. There's 2 SEPARATE DRIVEWAYS. One holds 2 cars & the other is double wide & could easily have 8 vehicles. Walking distance to Champlain Place & on a Bus route. (id:6769)

Listing Presented By:



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Royal

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