



## Moncton New Brunswick

\$445,000

WELCOME INVESTORS. With a combined income of \$3900 per month and potential income of \$5100 per month conservatively, this lovely well maintained property is an amazing investment. Only a few minutes from universities, schools, hospitals and highways. There is a modern kitchen, dining room and three good sized bedrooms on the main floor with a patio/deck at the rear opening onto the fully landscaped back yard with two storage sheds. Downstairs there are two full bedrooms, living room, kitchen, storage room and full laundry. The laundry room is big enough to convert to another bedroom and laundry room could easily be moved to the storage room. (There is room upstairs for a second laundry). This property is heated with a modern natural gas ducted heating system and has many renovations. Excellent rental history. Heating/lights equalised at 287.18 including gas and electric. Please allow 24 hours notice for showings to respect tenants privacy. (id:6769)

Laundry room 11' x 11'

3pc Bathroom X

Bedroom 15' x 11'

Bedroom 10' x 9'

Living room 10' x 8'

Kitchen 10' x 8'

4pc Bathroom X

Bedroom 11' x 9'

Bedroom 12' x 10'

Bedroom 12' x 10'

Dining room 8' x 8'

Kitchen 12' x 9'

Living room 17' x 12'

Listing Presented By:



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RE/MAX Quality Real Estate Inc.

<http://www.elizabethfearon.ca/>



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