

\$99,900 - 43 First AVE

Listing ID: M157070

\$99,900

2 Bedrooms, 1 Bathrooms, 550 square feet
Single Family

43 First AVE, Pointe Du Chene, New
Brunswick, E4P3J2

Cottage at Parlee Beach! Welcome to the 43 First Avenue, Pointe Du Chene, the epitome of coastal living, where the gentle sea breeze and the soothing sound of waves will be your daily companions. This lovely 12x40-foot updated 1960s trailer-mini home cottage is located in a prime location on a rare DOUBLE corner lot, just a few minutes walk from the pristine shores of Parlee Beach and the iconic Pointe Du Chene wharf, this remarkable location is your gateway to a life of sun, sand, and endless relaxation. While currently not winterized, it's perfect for summer enthusiasts who relish the sun and sea and perfect for adding personalized upgrades. The cottage features 2 bedrooms and 1 bath, with modern plumbing, a washing machine, and 2 window air conditioners for comfort. Plus a large deck, a fire pit area, a baby barn for storage, a large fenced yard for privacy and security, and RV-friendly septic access. With ample parking, this unique beach paradise is located in a non-flood area, offering a serene coastal lifestyle without concern. This cottage is on leased land so the purchase includes the lease takeover and only \$2,450 per year. *Bonus if you want an option to buy the land with the cottage would be approximately an additional

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\$130,000 we can help make it happen. This is a steal of a deal for a perfect opportunity to have your piece of paradise to add your personal touches to, use as an income property or new build! This wont last long!
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Listing Office:Royal LePage Atlantic