

# \$299,000 - 350-352 Cameron

---

## Listing ID: M159783

**\$299,000**

4 Bedrooms, 2 Bathrooms, 1810 square feet

Multi-family

350-352 Cameron, Moncton, New

Brunswick, E1C5Z6

Presenting a PRIME INVESTMENT opportunity in the heart of MONCTON, one of Canadas fastest-growing cities! Own a piece of DOWNTOWN and have the peace of mind that your investment is working for you. This duplex is perfectly located offering both convenience and vibrant city living. Whether youre an investor looking to expand your rental portfolio or a first-time homebuyer seeking a mortgage helper, this is the property you need! The main floor is a 1-bed unit featuring a bright and spacious living area, kitchen with ample cabinet space, and a full bathroom making it ideal for singles or couples. The upstairs is a 3-bed and a full bathroom unit catering to families needing extra space. You have your private deck for this unit to call everyone for the summer BBQs. Additionally, there's a bonus space in the attic perfect for an office or hobby room. Both units have their own electricity meters and have entry from front & back of the house along with a double paved driveway. Its excellent location ensures youre close to shops, restaurants, schools, and public transit. The duplex has immense investment potential with the demand for rental properties in Moncton on the rise, promising a steady stream of tenants. As first-time buyers, living in one

# \$299,000 - 350-352 Cameron

---

unit and renting out the other provides financial flexibility, making homeownership more accessible. Properties like this don't stay for long. Contact your REALTOR® to schedule a viewing and seize this opportunity. (id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 30/05/2024 11:22:37 AM

Listing Office:Royal LePage Atlantic