

Duplex FOR SALE



ELLERY MERREN DR. - Behind Vigoro Nursery

Offered at CI \$499,000

Lot is approx. 100' x 140' (.35 acres)

- ❖ Ea side has 2 beds/ 2 baths
- ❖ Central AC
- ❖ Washer Dryer in ea. unit
- ❖ Square footage: approx. 1400 ea. side
- ❖ Great central location near George Town
- ❖ 14 ft. above sea level
- ❖ Large garden with private patios
- ❖ Potential income of CI \$4600
- ❖ New kitchen in side 1
- ❖ New doors, insulation, exterior finish, and windows
- ❖ Complete interior repaint
- ❖ Ea. side has city, well, cistern water
- ❖ Being Sold Furnished!

Rent one side and live
in the other... Income
will cover part of
mortgage and upkeep!

**“LOCATION LOCATION
LOCATION”**

For a viewing contact:

**The Real Estate Company Ltd.
(354) 949-1717**