

# 1533 & 1535 S Duncan Avenue

Fayetteville, Ar 72701



**List Price:** \$575,000  
**MLS#:** 1222343  
**Beds:** 0  
**Garage:** 2  
**Square Feet:** 2,674  
**Price / Square Foot:** \$215.03  
**Subdivision:** Parksdale Add  
**Type:** Residential  
**Built:** 2018  
**County:** Washington  
**School:** Fayetteville

## Description

Investment Opportunity! Brick duplex close to U of A, Baum stadium, Fayetteville Greenway trail, and easy access to I-49. Each side of the duplex is 3 bedrooms, 2 bathroom, with a one car garage. Driveway is extended in the back to allow for additional parking. Open concept living room and kitchen, granite countertops, large island in each kitchen, separate laundry room, beautiful wood floors in the main living areas, and carpet in the bedrooms. Each side rents for \$2250 a month with utilities included (avg monthly utilities for duplex are \$600).

\*\*\*No showings without an accepted offer. No sign, no lockbox. Please do not disturb the tenants. New 12 month leases starting August 1st must be honored.\*\*\*

## Property Details

Lot Size	0.23 Acres
Air Condition	Central Air,Electric
Amenities	Ceiling Fan(s), Granite Counters, Walk-In Closet(s)
Appliances	Dryer,Dishwasher,Electric Water Heater,Disposal,Gas Range,Microwave Hood Fan,Microwave,Refrigerator,Washer
Exterior	Brick,Vinyl Siding
Fencing	None
Listed By	Collier & Associates