

## 1206 Nedra Drive 1 & 2

Decatur, Ar 72722



**List Price:** \$359,900

**MLS#:** 1233083

**Beds:** 0

**Garage:** 2

**Square Feet:** 2,432

**Price / Square Foot:** \$147.99

**Subdivision:** Sycamore Acres

**Type:** Residential

**Built:** 2022

**County:** Benton

**School:**

### Description

Ask about rate Buy Down. New 3BR 2.5 bath duplex in booming Decatur, AR. 800+ acres slated for development. 30 Min to Walmart Corporate Office, 29 min to NWA National Airport, 24 min Simmons Home Office, 9 min to Simmons Prepared Foods plant and 37 min to Pinnacle Promenade Mall. Act now before prices increase due to rapid growth in the area. Features include 3 cm granite, shaker cabinets, luxury vinyl plank flooring thru out except for carpet on stairs. LED puck lighting, ceiling fans in the bedrooms and stainless-steel appliances. Great opportunity for owner occupant housing or investment opportunity. Decatur has ample jobs located within 8 miles but lacks housing for those jobs. Contact us about great financing options available for first time homeowners, small investors and large investors.

### Property Details

|               |   |
|---------------|---|
| Lot Size      | 0.15 Acres  |
| Air Condition | Central Air,Electric                                      |
| Appliances    | Dishwasher,Electric Range,Electric Water Heater,Microwave |
| Exterior      | Rock,Vinyl Siding   |
| Fencing       | None  |
| Listed By     | R&R Property & Realty Group                               |