

## 6116 & 6118 W Milliken Bend

Fayetteville, Ar 72704



**List Price:** \$458,560

**MLS#:** 1273181

**Beds:** 0

**Garage:** 4

**Square Feet:** 2,866

**Price / Square Foot:** \$160.00

**Subdivision:** Legacy Pointe Ph I

**Type:** Residential

**Built:** 2005

**County:** Washington

**School:**

### Description

Looking to build or start your investment portfolio? This two unit duplex is located minutes away from parks, schools, and the city of Farmington! Each unit features 3 bedrooms and 2 bathrooms and a 2 car garage and 1,450 sqft on each side! Unit 6116 is currently leased at \$1,250 per month through 07/26/2024 and features: corner gas fireplace, open concept kitchen and living area, and back deck. Unit 6118 is currently leased at \$1,250 Per month through 07/26/2024 and features: corner gas fireplace, open concept kitchen, living and Dining room, and back deck. Do not disturb the tenant - no showings without accepted offer Also listed as a package see MLS # 1273483 Don't miss out on this opportunity! Act now!

### Property Details

Lot Size	0.19 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	BackYard,Privacy,Wood
Listed By	McNaughton Real Estate