

# 4110 Sardinia Way 4110-4112

Fayetteville, Ar 72704



**List Price:** \$644,700  
**MLS#:** 1284744  
**Beds:** 3  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 3,684  
**Price / Square Foot:** \$175.00  
**Subdivision:** Ruppel Meadows  
**Type:** Residential  
**Built:** 2018  
**County:** Washington  
**School:**

## Description

This well-maintained duplex is located approximately 10 minutes from the University of Arkansas, offering an excellent investment potential for anyone wanting to market to students or live in one side and rent out the other. Each unit features 3 bedrooms and 3 ensuite bathrooms, with spacious living areas and modern amenities. Situated in a quiet, desirable neighborhood, the property is close to shopping, dining, and public transportation. With strong rental history and high demand in the area, this duplex is perfect for investors seeking steady income and long-term appreciation. Don't miss out on this prime location!

## Property Details

Lot Size	0.16 Acres
Air Condition	CentralAir,Electric
Appliances	ElectricWaterHeater
Driveway	ConcreteDriveway
Exterior	VinylSiding
Fencing	None
Listed By	Mockingbird Real Estate Group