

6605 & 6607 NW Altus Street

Bentonville, Ar 72712



List Price: \$489,950
MLS#: 1327526
Beds: 3
Baths Full: 2
Garage: 2
Square Feet: 2,502
Price / Square Foot: \$195.82
Subdivision: Woodward Park Ph Ii Highfill
Type: Residential
Built: 2025
County: Benton
School: Bentonville

Description

Welcome To Your Next Home! This Is The One You've Been Waiting For—The Ultimate Investment Play Disguised As A Brand-New Duplex. Each Side Offers A Smartly Designed 3-Bedroom, 2-Bath Floor Plan, Complete With Its Own 1-Car Garage. Forget The Hype, Focus On The Numbers. This Is A Money-Making Machine Ready To Go. The Potential Here Is Electric: Live In One Unit And Let Your Tenant Subsidize Your Life, Or Rent Both Units And Supercharge Your Investment Portfolio. This Is How Smart Wealth Is Built. Clean Lines, Brand-New Systems, And A Functional Layout Make These Units Incredibly Easy To Rent Or Love. Plus, It's Zoned For The Always-In-Demand Bentonville School District—A Massive Draw For Quality Tenants Or Future Resale Value. Ready For The Kicker? Snag Up To \$4,500 In Closing Cost Credits When You Use The Preferred Lender. This Isn't Just A Property; It's A Launchpad For Your Financial Goals. Stop Dreaming And Start Owning. This Opportunity Is Red Hot And Will Be Snatched Up Fast. Make

Property Details

Lot Size	0.31 Acres
Air Condition	CentralAir
Appliances	ElectricRange,ElectricWaterHeater,Disposal,Microwave
Driveway	ConcreteDriveway
Exterior	VinylSiding
Fencing	None
Listed By	NextHome NWA Pro Realty