

## 3433 & 3435 W Harvard Street

Fayetteville, Ar 72704



**List Price:** \$415,000  
**MLS#:** 1340633  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 2,412  
**Price / Square Foot:** \$172.06  
**Subdivision:** Walnut Grove  
**Type:** Residential  
**Built:** 1989  
**County:** Washington  
**School:** Fayetteville

### Description

Excellent investment opportunity in West Fayetteville! Freshly remodeled duplex (3 bedrooms, 2 bathrooms, 1 car garage per side) with new flooring, paint, refinished cabinets, new counter tops, and new lighting & plumbing fixtures throughout. Brand new kitchen appliances including Refrigerator! Washer/dryer hookups. Conveniently located just a mile from I-49 and less than 3 miles to the UofA. Close to bus routes, trails, shopping, restaurants, and all amenities Fayetteville. \*Please note: No showings until accepted offer. Fully occupied...Please do not disturb tenants.

### Property Details

Lot Size	0.19 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, Other, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,CounterTop,Dishwasher,ElectricOven,ElectricRange,ElectricWaterHeater,Disposal,Other,Refrigerator,RangeHood,SeeRemarks,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	LivingRoom,WoodBurning
Listed By	Keller Williams Market Pro Realty