

\$659,900 - 54 Marlborough Street, Brantford

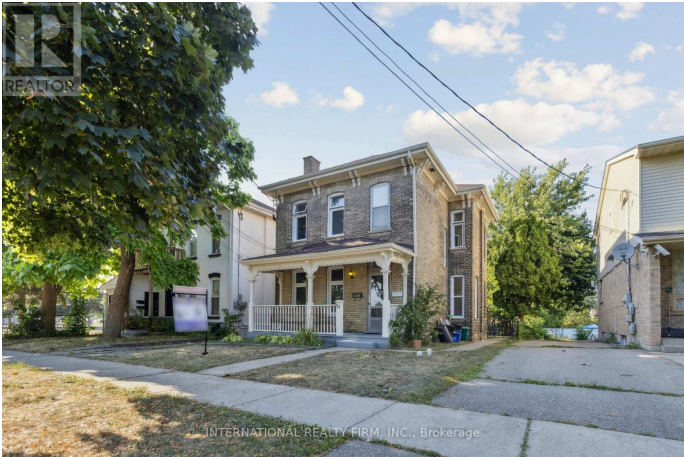
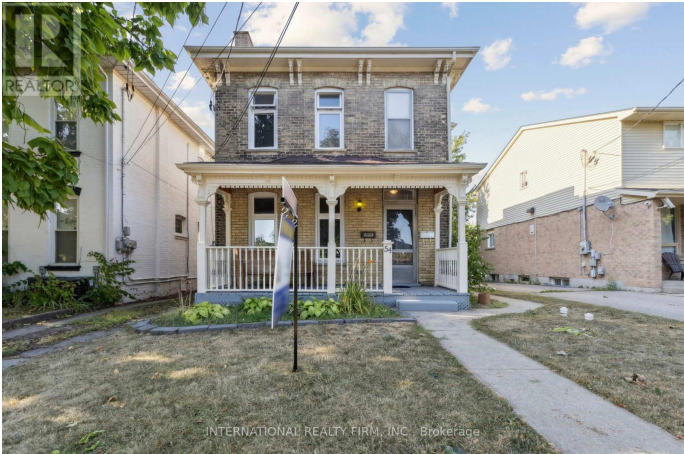
MLS® #X12343930

\$659,900

6 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Fantastic opportunity to own a fully detached, 6-bedroom residence just steps from the end of a quiet, traffic-calmed street and minutes to Downtown Brantford. Offering two updated, separately metered 3-bedroom units, this property is perfect to live in one and rent the other, or lease both for maximum income. The charming turn-of-the-century facade pairs beautifully with modern upgrades, including airy 10-ft ceilings, newer windows (2021), roof (2021), furnace (2020), water heater (2021), toilets (2021), backwater valves (2021), sewer line (2021), and shed (2021). A spacious backyard provides excellent functionality for storage or the potential addition of a detached 2-car garage. Conveniently located near Brantford General Hospital, child care, Wilfrid Laurier University Campus, parks, and local amenities. Whether for investment or multi-generational living, this well-maintained property delivers location, charm, and income potential. (id:6289)



Essential Information

Listing #	X12343930
Price	\$659,900
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	54 Marlborough Street
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T2S2

Amenities

Amenities	Hospital, Park, Schools
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac
Parking Spaces	6
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
Lot Description	33 x 132 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	INTERNATIONAL REALTY FIRM, INC.
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