



**For Sale** on Market

**\$517,000**

Call 7133771022 Today!

## 331 E HULL ST, DENISON, TX 75021 6 BEDS, 4 FULL & 2 HALF BATH(S)

This property offers excellent flexibility and investment potential with immediate cash flow. Priced at \$258,500 per unit for this well-maintained duplex. Both sides of duplex are tenant occupied (331 & 333 E Hull). Both tenants are paying \$1,595.00 per month and a 12 month lease providing immediate income, both units are identical on the inside. Each unit features modern finishes, open-concept living spaces, stainless steel appliances and quartz countertops for a modern touch. Conveniently located near schools, shopping, parks, and highways. Perfect for investors looking to expand their portfolio or homeowners seeking rental income. Don't miss out on this turn-key investment property! This thoughtfully designed property features luxury vinyl plank flooring throughout the main areas, carpet in the bedrooms, and tile in the bathrooms. This home offers two spacious stories, including a master suite and walk-in closets. With ample living and entertainment space and is a perfect investment opportunity. **\*\*Please do not disturb tenants\*\***

### GENERAL DESCRIPTION

- Subdivision:** Dumas J P Add
- Property Type:** Residential - Single Family
- Bedrooms:** 6
  - Baths:** 4 Full & 2 Half
- Stories:** 2
- Garage:** 1 / Attached
  - Style:** Modern Farmhouse
- Year Built:** 2024
- Building Sqft:** 3,264 /
- Lotsize:** 7,492
- MLS# / Area:** NTREIS-21232999



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**BRIDGE TOWER REALTORS LLC**

331 E Hull St, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21232999> for more information