

For Sale on Market

# \$389,000

Call 7138840322 Today!

## MULTI-FAMILY - DUPLEX, 3 BEDS, 2 FULL BATH(S)

Completely remodeled from top to bottom, this turnkey duplex is ready for its next owner. Ideal for an owner-occupant or investor, the property offers the opportunity to live in one unit while collecting rent on the other—or operate as a full investment. Perfectly situated between the University of North Texas and Texas Woman's University, this duplex is within walking distance to both campuses, making it an exceptional long-term rental location. The property has undergone an extensive renovation, with updates spanning from the foundation to the roof and everything in between. All major systems have been replaced or upgraded, and the home features high-end finish-outs throughout. This property has a proven rental history and, with its full renovation, offers minimal maintenance for years to come. Eligible for FHA financing with as little as 3.5% down, this is a rare opportunity to own a fully updated duplex in one of Denton's most desirable and centrally located areas. Opportunities like this—combining condition, price, and location—are seldom available.

### GENERAL DESCRIPTION

**Subdivision:** Carroll Park

**Property Type:** Multi-Family - Duplex

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Year Built:** 1958

**Lotsize:** 9,583

**MLS# / Area:** NTREIS-21150769



Presented By  
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Visit <https://www.har.com/NTREIS-21150769> for more information