

\$379,000 - 473 Colborne Street, Brantford

MLS® #X12354654

\$379,000

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

N/A, Brantford, Ontario

Turnkey Duplex in the Heart of Brantford!
Welcome to 473 Colborne St, Brantford a well-maintained duplex offering strong cash flow and fantastic tenants. Each unit features 2 bedrooms, 1 bathroom, private entrances, and in-suite laundry, making this an attractive option for both investors and future occupants. The upper unit was updated in 2021 with a refreshed kitchen, bathroom, and flooring, while some windows were replaced in 2018. The property also boasts two separate 100 AMP electrical services. Conveniently located within walking distance to schools, downtown, and Laurier University, this duplex is in a high-demand rental area, ensuring consistent income. Whether you're looking to expand your portfolio or house-hack by living in one unit and renting out the other, this is a rare opportunity you don't want to miss! (id:6289)

Essential Information

Listing #	X12354654
Price	\$379,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	473 Colborne Street
Subdivision	N/A



City	Brantford
Province	Ontario
Postal Code	N3S3N9

Amenities

Amenities	Park, Public Transit, Schools, Separate Electricity Meters
Utilities	Electricity, Sewer
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	24 x 66 Acre
Foundation	Brick, Stone

Listing Details

Listing Office	Real Broker Ontario Ltd.
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