



*Dual-Income Duplex in Westport
Walk to Everything!*



24 Rideau Street, Westport, ON

X12084106

\$ \$549,000

5 Bedrooms

2 Bathrooms

3206 Sq Ft

Investment opportunity awaits in the beautiful Village of Westport!

This upper and lower duplex is conveniently located within walking distance of all amenities. The main level floor plan consists of 2 bedrooms, a full bathroom, an eat-in style kitchen, a large and cozy living room and laundry room. This level is bright and full of light with a deck located by the entrance way at the side of the building. The second level consists of a 3-bedroom apartment with a large living room, full bathroom, and a kitchen located at the rear. The upper level has a private entry at the rear of the home and laundry facilities just inside of the door. The house sits on a full undeveloped basement, has a large, treed lot and is serviced by municipal water and sewer. The house has a shared laneway with the adjacent property, offering ample parking. Both units have tenants currently and 24 hours notice is required for showings.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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