

## Completely Renovated Duplex with Two 2BR/1BA Units & Rear Parking Lot



**\$350,000 | DUPLEX**

**1514 & 1514 1/2 Augusta Ave, Savannah, GA 31415**



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- » Beds: 4 | Baths: 2 Full
- » MLS #: 328598
- » Single Family | 1,456 ft<sup>2</sup> | Lot: 7,405 ft<sup>2</sup>
- » Convenient Location! Close to City Bus Stop and Quaint Park
- » 2 Rental Units or Live in One, Rent 2nd - Separate Electric Meters
- » More Info: [1514Augusta.IsForSale.com](http://1514Augusta.IsForSale.com)

### Remarks

This completely renovated duplex for sale includes a concrete dedicated parking lot in rear of building. Downstairs unit has side and front entries, and upstairs unit 1514 1/2 has front and rear entries. Each unit includes two rear tandem parking spots, front porch, two beds, one bath, kitchen, living/dining, laundry areas, stainless appliances including refrigerators, and newer HVAC units installed approximately June 2023. Additional features: fresh paint, five-year new roof, new windows, three-year new water heaters, and separate electric meters.

Conveniently located with a city bus stop and quaint city park across the street. Savannah College of Art and Design and Downtown Savannah are minutes away. Live in one unit and offset your mortgage by renting out the second unit with lenders offering special financing for owner occupants subject to pre-qualification. No flood insurance required! Grassy lot next door is also listed for sale and can be purchased separately.

