



## Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

75 King Street South, Unit 50. Waterloo, On N2J 1P2. Phone:(519) 616-2656



28 AMOS Avenue #A&B  
Waterloo, Ontario N2L 5G3  
\$900,000  
MLS: #40739534

### Description

Incredible Investment Opportunity – Two Homes for the Price of One! Welcome to 28 Amos Avenue A & B – a rare and exciting opportunity to own two fully serviced homes on one title! Listed as a legal duplex, this property offers the potential to sever into two separate semi-detached homes (each Semi detached home for \$450,000.00!), making it a smart move for investors, multi-generational families, or first-time buyers looking to live in one unit while renting the other. Each unit is fully self-contained with separate water, gas, electrical services, and its own furnace, providing true independence and ease of management. Whether you're looking to expand your investment portfolio or secure a property with strong rental demand, these units are ideally located near both Wilfrid Laurier University and the University of Waterloo, attracting consistent tenant interest. Don't miss this rare chance to own a versatile property with massive upside potential. Book your private showing today and explore the possibilities at 28 Amos Avenue!

### Property Information

Style: 2 or More Storeys  
Bedrooms: 6

Ownership: Freehold  
SquareFeet: 1900  
Full Bathrooms: 0

### Rooms