

Multi Family - 2 Family - 2 Units Up/Down

List Price: **\$1,299,000**

Approx. Street Frontage:

Directions: **Lowell Avenue to Highland Street to Fairfield Street.**

Exciting opportunity awaits in Newtonville! This well-maintained 2-family residence boasts 35 years of continuous ownership. The upper unit showcases a kitchen with a deck, along with a spacious dining area, a welcoming living room, three bedrooms, and two full bathrooms. The lower unit features its own kitchen, dining and living rooms, two bedrooms, a full bathroom, and convenient common laundry facilities. Enjoy numerous updates throughout, including the addition of central air conditioning in the upper unit. With a two-car detached garage and ample parking, convenience meets practicality. Plus, revel in the expansive yard complemented by a new retaining wall and fence. Located in proximity to Newtonville, the Commuter Rail, and Newton North High School, this property offers both convenience and accessibility. Built in 1974, the home sits on a 10,563 sq. ft. MRL lot, offering space and potential for various opportunities.

Disclosures:

Annual Expense Source:

Rooms: **Living Room, Dining Room, Kitchen**

Rooms: **Laundry**

Water View: **No**

Lender Owned: **No**

Compensation

Compensation Based On: **Net Sale Price**

Buyer to do all due diligence. Do not walk lot without listing agent. Very limited showings due to holiday.

Seller Concessions at Closing:

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Exterior - Front



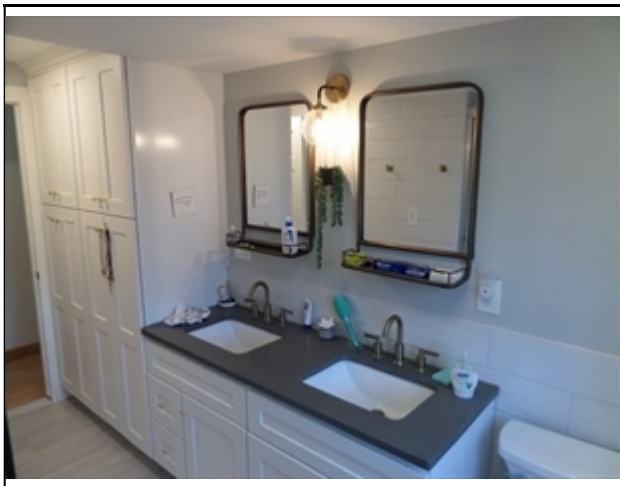
Kitchen



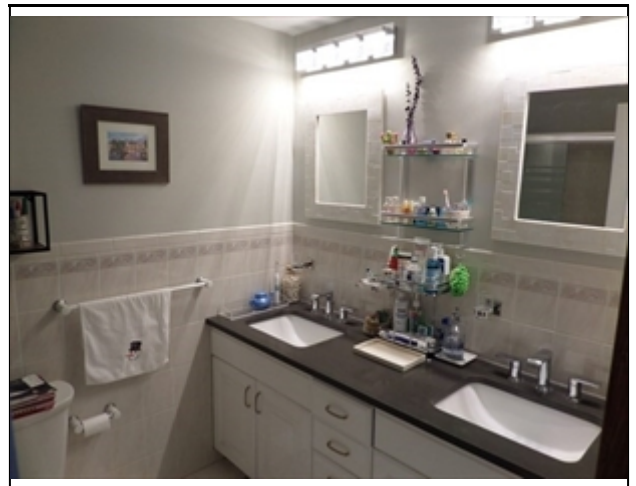
Dining Room



Living Room



Bathroom



Bathroom

MLS # 73187811 - New
50 Fairfield Street, Newton, MA: Newtonville, 02460

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Exterior - Side



Exterior - Back



Exterior - Front