



**\$625,000**

## **32615 AURORA VISTA, CATHEDRAL CITY, CA, US, 92234**

<https://scottnewtonrealestate.com>

Investment Opportunity!!! Welcome to this versatile duplex situated in the desirable South Cathedral City corridor, offering the flexibility of live-in one unit and rent the other, or full rental income potential. With a well-sized lot in a quiet, accessible neighborhood, this property presents a smart choice for owner-occupiers and investors alike. Positioned in a region with [...]

- 6 beds
- 4 baths
- Duplex
- Residential Income
- Active
- 2100 sq ft

### **Basics**

**Category:** Residential Income

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 7405 sq ft

**Subdivision Name:** Not Applicable

**County:** Riverside

**Type:** Duplex

**Bedrooms:** 6 beds

**Area:** 2100 sq ft

**Year built:** 1985

**Lot Size Acres:** 0 acres

**Land Type:** Fee



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# Building Details

**Cooling features:** Air Conditioning, Central Air

**Garage spaces:** 4

**Heating:** Central

**Levels:** Ground

**Building Area Total:** 2100 sq ft

**Sewer:** In Street Paid

**StoriesTotal:** 1

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# Amenities & Features

**Flooring:** Ceramic Tile

**Parking Features:** Garage Door Opener, Total Uncovered/Assigned Spaces

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# Miscellaneous

**CrossStreet:** Corral

**Listing Terms:** 1031 Exchange, Cash, Conventional, FHA

**Special Listing Conditions:** Standard

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# Courtesy of

**List Office Name:** HomeSmart

