

**399000 3br (18362 USD)****Location****Oregon**<https://www.genclassifieds.com/x-572861-z>

Income Property! Owners Unit is completely re-done, has 1 bedroom/1 bath with 20' X 20' loft/possible bedroom area. Rental Unit has 2 bedrooms/1 bath with large deck. Both units are updated and have propane fireplaces, Vinyl windows, freshly painted interior. Re-plumbed and re-wired throughout. Raised above the flood plain. All on one of the few 100' X 100' lots on the Nestucca River. Historic home Zoned for 3 single family dwellings. Owners Unit 1020 sq. feet and Rental Unit 816 sq. feet.

Launch your kayak or paddle board from the backyard. Fishing hole just across nearby bridge. One of the best salmon and steelhead rivers in the NorthWest. Designated National Waterway. Birdwatching from your West windows or spacious backyard. Crabbing at the mouth of the river. Just a short walk to the beach. Dory fishing and surfing. Fine dining, galleries and major grocery store chain. Enjoy the beautiful 5 mile sandy beach about 3 miles West of Hwy 101. Only a 45 minute drive to Wine Country and only a 30 minute drive to 2 casinos. Please Google Pacific City Oregon to see the beautiful.

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