

Armdale/Purcell's Cove/Herring Cove

### 28 Melwood Avenue

\$499,900





Dawn Dauphinee, FRI

Domus Listing Agent

dawn@domus.ca

902-209-3506

### **Description**

This charming 3-bedroom, 1-bathroom home with a garage is a diamond in the rough, just waiting for your creative touch. It boasts great bones and amazing potential, situated in a prime location directly across from Chocolate Lake, with two access points to the lake from Melwood. Enjoy year-round recreational activities with swimming and skating right at your doorstep. The property is conveniently located just minutes from Halifax and within walking distance of a community center, Halifax Yoga, the beach, and tennis courts. Don't miss out on this incredible opportunity to transform this house into your dream home!

## **Specifications**

MLS<sup>®</sup> Number 202420058

Class Residential

Type Single Family

Bedrooms 3

Bathrooms (full/half) 1/0

Main Living Area 1,261 sq. ft.
Total Living Area 1,261 sq. ft.

Age 76 years old Parking Driveway

Garage Attached

Flooring Carpet, Ceramic, Hardwood, Vinyl

Heating Hot Water

Fuel Type Oil

Water Source Municipal
Sewage Disposal Municipal

#### **Room Sizes**

#### Main Floor

Foyer 6'1x10'7

Kitchen 12'10x9'11

Dining Room 10'4x9'11

Living Room 13'7x10'9

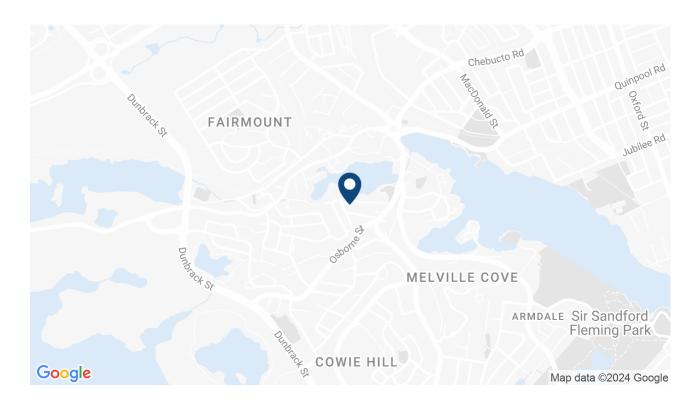
2nd Level

Bedroom	12'2x8'5
Bedroom	8'11x12'4
Primary Bedroom	8'2x12'8
Bath 1	4 pc

### Income Information

Rental Income Potential

### Location



# **Photos**

