

Armdale/Purcell's Cove/Herring Cove

## 28 Melwood Avenue

\$499,900



### Dawn Dauphinee, FRI

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## 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!

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## 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

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## 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

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## Income Information

Rental Income                      Potential

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## Location



# Photos



