

Halifax South

1682 Chestnut Street

\$1,150,000



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Description

With views of Dalhousie University from the front steps, calling this location “easy to rent” would be an understatement. This large, well-maintained two-unit property offers incredible potential for both investors and owner-occupiers alike. The main level unit features a spacious 1-bedroom plus den layout, with the dining room traditionally used as the second bedroom making it flexible for different tenant needs. Bright and welcoming, it boasts high ceilings, and an ideal living area, easy access to the basement and backyard. Stylish updates throughout make this a move-in-ready space perfect for strong rental income or comfortable owner

occupancy. Upstairs, the four-bedroom second unit greets you with a generous landing that offers excellent separation between the front two bedrooms and the kitchen and living room. The kitchen is spacious featuring a built-in dining nook perfect for student living or group tenants. The living room opens onto a recently updated balcony with sweeping views of the surrounding neighborhood. The third level includes two more good-sized bedrooms and a newly constructed second bathroom, adding convenience and value. If you are looking for an unbeatable location with a historically strong rental performance, with upside on tenant turnover or reconfiguring the property. This one is a rare opportunity-book your viewing today.

Specifications

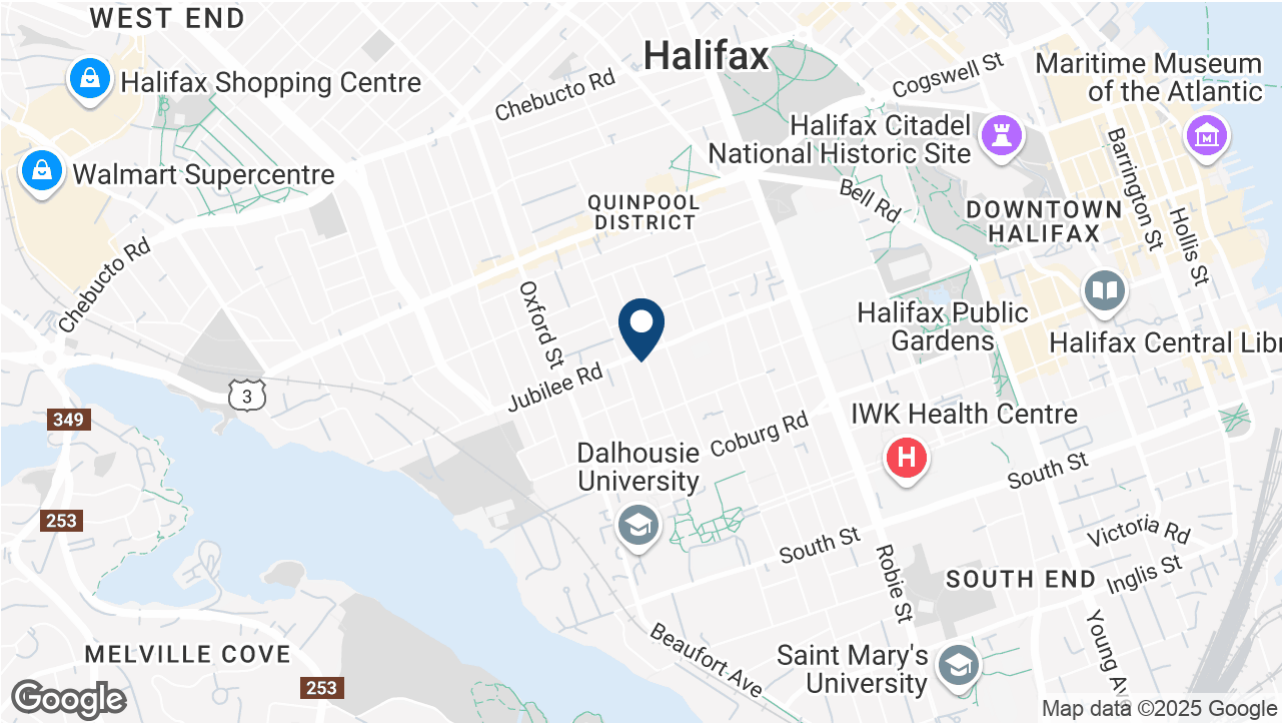
MLS [®] Number	202508765
Class	Multi-Unit
Type	Duplex
Age	88 years old
Parking	single
Flooring	Hardwood
Heating	Furnace
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

Income Information

Approx. Total Income	\$63,620
Approx. Total Expenses	\$22,091
Number of Units	2

Occupied Units	2
Two Bedroom Units	1
Four Bedroom Units	1

Location



Photos

