

Armdale/Purcell's Cove/Herring Cove

## 30 Melwood Avenue

\$649,000



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### Description

Welcome to this superbly maintained Armdale home, lovingly cared for by the same family for 20 years and now ready for its next owners. The beautifully landscaped yard is an entertainer's dream or a child's paradise, featuring a privacy fence, at-grade decking, and charming stone paths. Enjoy a short walk to Chocolate Lake Beach, which offers swimming lessons and summer camp programs. Plus, the nearby basketball and tennis courts provide activities for all ages. This property is situated in the desirable Citadel High School feeder district, all without the downtown price tag. The property also boasts a detached garage with excellent loft storage and

dedicated workshop spaces. With numerous updates and features too vast to list here, please ask your realtor for the full listing package!

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## Specifications

MLS <sup>®</sup> Number	202603348
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	1/0
Main Living Area	1,329 sq. ft.
Total Living Area	1,488 sq. ft.
Age	78 years old
Parking	Garage and driveway
Garage	detached, wired and insulated
Flooring	Ceramic,Hardwood
Heating	Fireplace,Hot Water,Radiator
Fuel Type	Oil,Wood
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Kitchen	10'8" x 12'1"
Dining Room	10'8" x 13'7"
Living Room	14'1" x 17'

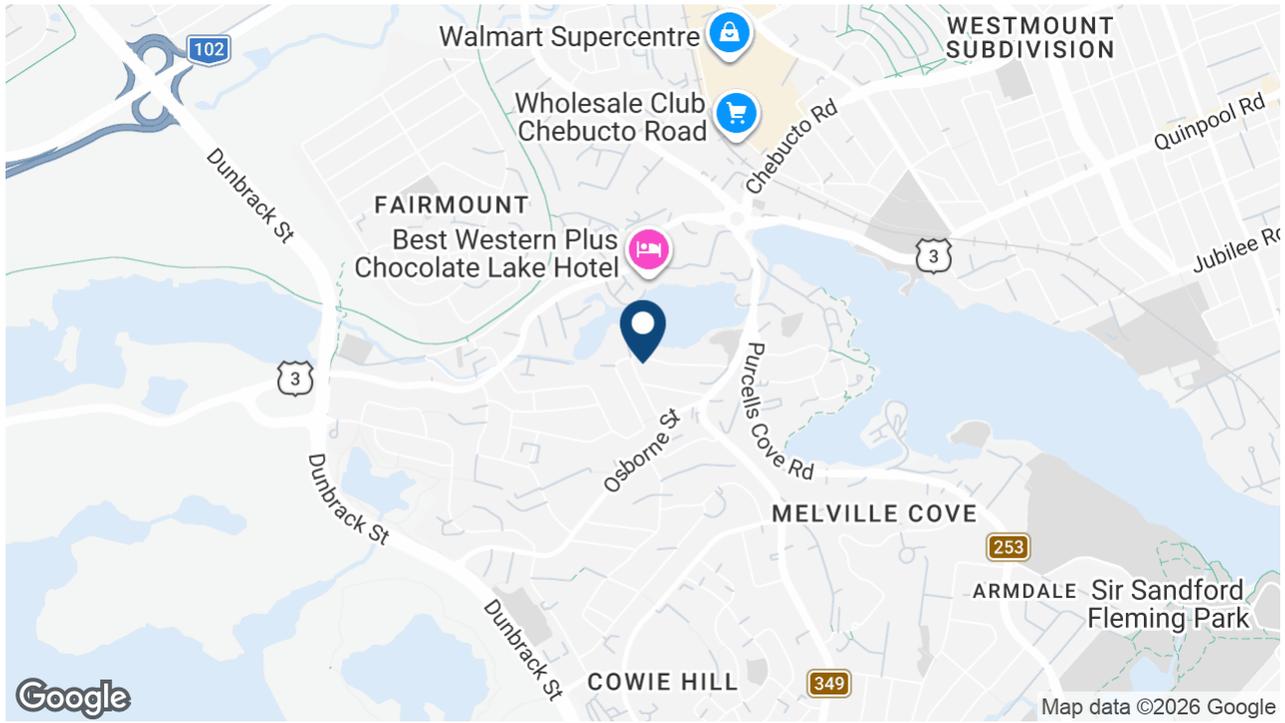
Porch	5'3" x 3'4"
Main Hallway	
<u>2nd Level</u>	
Bath 1	7'3" x 8'5"
Primary Bedroom	12'1" x 15'1"
Bedroom	8'1" x 10'7"
Bedroom	8'7" x 14'
<u>Lower Level</u>	
Family Room	11'3" x 14'2"
Utility	10'4" x 25'1"

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## Income Information

Rental Income	Potential
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# Location



# Photos

