

Halifax South

6268 Shirley Street

\$1,150,000



Dawn Dauphinee, FRI

Domus Listing Agent

dawn@domus.ca

902-209-3506

Description

Welcome to 6268 Shirley Street, a handsome character corner-lot legal duplex combining income, flexibility, and charm in one of Halifax's most desirable neighbourhoods. Positioned on a prominent corner lot, this property boasts exceptional walkability, sitting steps from Dalhousie University, within walking distance of other universities, hospitals, top-ranked schools, and just moments from downtown and the waterfront. Enjoy easy access to shopping, restaurants, and public transit in this vibrant peninsula locale. This fully rented 7-bedroom income property presents a rare opportunity for investors, owner-occupiers, or those

considering a future conversion to a spacious single-family home. The well-maintained legal duplex features two self-contained flats: a spacious 4-bedroom unit on the main level and a 3-bedroom unit on the upper level. Each unit is operationally separate with individual entrances, power meters, heating systems, and hot water tanks, ensuring simplified and efficient management. Benefit from a strong rental history with zero vacancies and fixed-term leases currently in place with excellent tenants. Inside, the home beautifully blends classic South End character with modern updates. You'll find high ceilings, original crown mouldings, high-grade laminate floors, and abundant natural light, creating a warm and inviting atmosphere. Recent major improvements mean reduced near-term capital expenditures, including: a renovated basement adding 2 additional bedrooms, new shingles on the garage, a new torch on roof: main house, a new backyard fence, a separated heating and hot water system, and an upgraded premium gutter system. Outdoors, enjoy the sunny, south-facing deck and a fenced backyard, plus a detached double-bay garage offering valuable additional parking, storage, and potential for supplementary rental income. Zoned ER-3 (Low Rise High Density) under the HRM Centre Plan, this turnkey property offers strong cash flow and future growth opportunity

Specifications

MLS [®] Number	202605185
Class	Residential
Type	Duplex
Bedrooms	7
Bathrooms (full/half)	2/0
Main Living Area	1,834 sq. ft.
Total Living Area	1,834 sq. ft.
Parking	2 spaces in garage
Garage	Two Bay garage at the back of the property facing Preston St
Flooring	Laminate, Linoleum

Heating	Baseboard,Hot Water,Radiator
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Bedroom	11'3x12'8+bay
Eat In Kitchen	13'3x11'1
Living Room	12'7x11'4
Bath 1	5'6x6'6
Bedroom	13'3x11'1

Lower Level

Bedroom	12'5x11'7+jog
Bedroom	10x11'7

2nd Level

Bedroom	12'7x11'4
Bedroom	12'8x11'4+bay
Bedroom	11'2x10'4
Bath 1	9'8x5'3
Eat In Kitchen	11'2x10'5

Income Information

Rental Income

Yes

Location



Photos



