

Halifax South

6421/6423 Coburg Road

\$1,449,000



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Description

Attention families, investors, dreamers and developers. Set in one of Halifax's most exclusive neighbourhoods, 6421/6423 Coburg Road offers a rare opportunity in the coveted South End. On the same block as the Waegwoltic Club and within sight of Dalhousie University, this address combines neighbourhood charm with an exceptional South End location. Currently used as an investment property, the duplex also lends itself well to owner-occupied living or a multi-generational arrangement. The lower two-bedroom unit will be vacant in December, creating an excellent option for buyers seeking a mortgage helper. The upper five-bedroom unit

could be ideal for families hoping to enter this sought-after neighbourhood, with two bedrooms and a full bathroom on the main level plus three additional bedrooms and a second full bathroom upstairs (Upper unit currently occupied on a fixed-term lease). Sir Charles Tupper School and Armbrae Academy are both within walking distance, offering outstanding nearby options for children. Each unit is fully independent, with separate natural gas furnaces, water heaters, electrical, and laundry. Inside, both units feature hardwood floors throughout the main levels, high ceilings, bright open-concept living areas, and vinyl windows throughout, except in the original sunrooms, each of which opens to a private balcony. The home includes a detached & wired single car garage and a long driveway. ER-3 zoning adds further flexibility and future potential. Come see for yourself what this exceptional South End opportunity has to offer.

Specifications

MLS [®] Number	202625896
Class	Residential
Type	Duplex
Bedrooms	7
Bathrooms (full/half)	3/0
Main Living Area	3,803 sq. ft.
Total Living Area	3,803 sq. ft.
Age	97 years old
Parking	Driveway single wide and approx 5 cars long
Garage	Single detached, wired
Flooring	Carpet,Hardwood,Laminate
Heating	Radiator
Fuel Type	Natural Gas
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	13'6 x 21'2
Dining Room	12'9 x 13'10
Primary Bedroom	11'11 x 14'
Bedroom	14'1 x 12'1
Bath 1	10'8 x 5'10
Kitchen	11'11 x 16'8
Main Hallway	
Foyer	4'11 x 4'5
Sun Room	6'2 x 13'10

2nd Level

Living Room	13'6 x 21'2
Dining Room	12'9 x 13'10
Primary Bedroom	11'9 x 14'2
Bedroom	14'2 x 12'6
Bath 1	10'8 x 5'10
Kitchen	11'9 x 16'8
Upstairs Hallway	

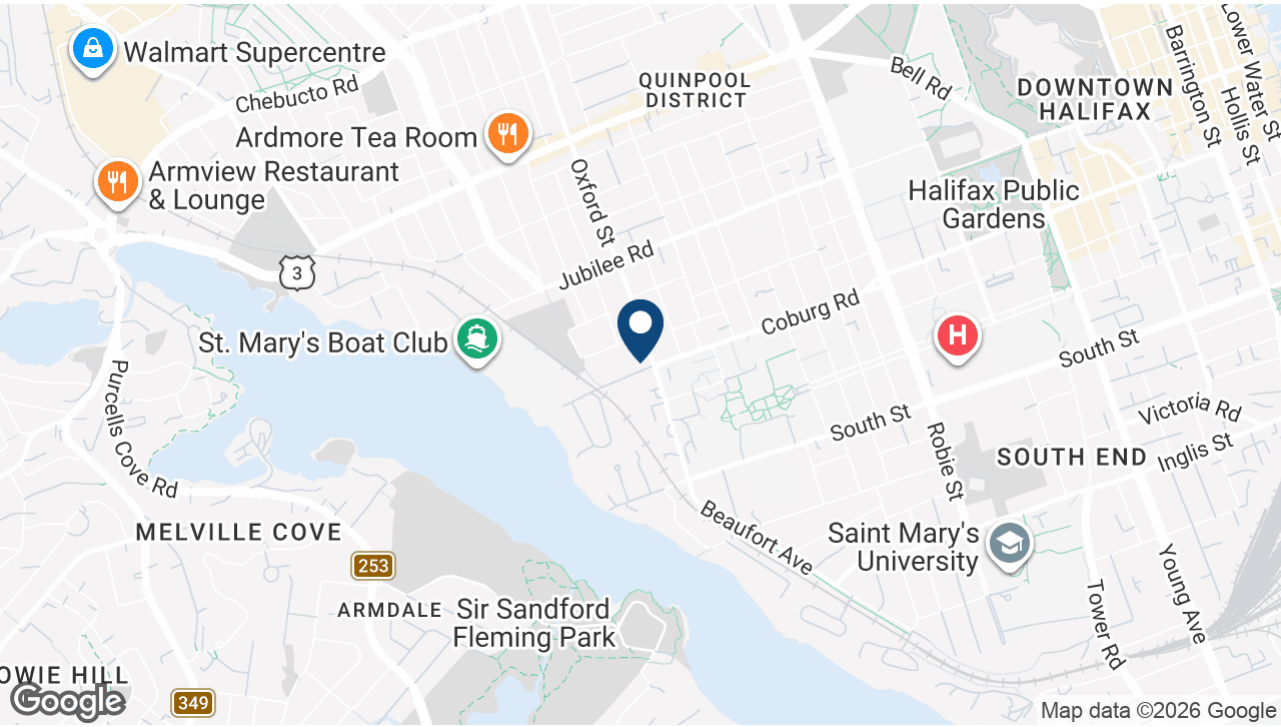
3rd Level

Bedroom	13'3 x 8'11
Bedroom	12'6 x 10'10
Bedroom	9'5 x 8'11
Bath 3	5'11 x 5'5
3rd Hallway	

Income Information

Rental Income Yes

Location



Photos



