

# \$94,500 - 12 Lynch Drive, Sydney River

MLS® #202217409

**\$94,500**

4 Bedroom, 1.00 Bathroom, 1,350 sqft

Residential

N/A, Sydney River, NS

Updates Required! This 4 bedroom home is located on 12 Lynch Drive, Sydney River. Lynch Drive is located within walking distance to all amenities of Sydney River and only 5 minutes to Downtown Sydney! The main floor consists of front and rear entrances, living room, eat-in kitchen, two bedrooms and full bathroom. The second level of the home features two additional bedrooms. The basement is currently undeveloped. This home will require updates and repairs. If you are in the market for a rental property, renovation project and/or flip this may be the perfect fit. Roofing shingles have been undated within the past 2 years. Oil tank 2016. Electrical- 100 amp breaker panel.

Built in 1950

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202217409               |
| Price          | \$94,500                |
| Bedrooms       | 4                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,350                   |
| Year Built     | 1950                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | November 4th, 2022      |



## Community Information

|              |                             |
|--------------|-----------------------------|
| Address      | 12 Lynch Drive              |
| Area         | Cape Breton                 |
| District     | 202-Sydney River / Coxheath |
| Sub-District | N/A                         |
| City         | Sydney River                |
| County       | Cape Breton                 |
| Province     | NS                          |
| Postal Code  | B1S 1V2                     |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                       |
| Parking        | No Garage, Single                                       |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Fireplace(s), Radiator             |
| Fireplace         | Yes                                |
| Fireplaces        | Wood Burning                       |
| # of Stories      | 1                                  |
| Stories           | One and One Half                   |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished                   |

## Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Aluminum Siding             |
| Foundation      | Concrete Perimeter          |

## Additional Information

|        |     |
|--------|-----|
| Zoning | RUC |
|--------|-----|

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Viewpoint Realty Services Inc. (Sydney) |
|----------------|-----------------------------------------|

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