

\$799,900 - 63 & 65 Hall Road, Waverley

MLS® #202310746

\$799,900

4 Bedroom, 2.00 Bathroom, 2,080 sqft

Residential on 0.36 Acres

30-A, Waverley, NS

Rare Opportunity in Waverley! This could be the ideal and perfect home for someone looking for an owner occupied property with rental income. This over and under set of flats is a legal 2 unit property that is located on Lake Thomas in Waverley, NS. The home has undergone substantial renovations and is now ready for new ownership. The upper level consists of 2 bedrooms & den/office with its own dedicated laundry and has been completely redone from top to bottom. The unit has a stunning deck that overlooks Lake Thomas and is currently rented for \$2500/month plus power. The lower level is equally as nice with 2 bedrooms, private entry and dedicated laundry. This unit currently rents for \$1875/month plus power. Benefits of ownership include high demand rental income, lakefront living with direct waterfront with your own dock, municipal water, maintenance free exterior and 12 months of the year for lakeside living whether it's boating, swimming, fishing, paddling or skating. So maybe it's time to start living the good life and sell the house, downsize and own an income producing lakefront home only minutes to the Halifax Airport. Opportunities like this don't come along often so contact your agent today for a showing.



Built in 1969

Essential Information

MLS® #	202310746
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,080
Acres	0.36
Year Built	1969
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	August 21st, 2023

Community Information

Address	63 & 65 Hall Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Waverley
County	Halifax
Province	NS
Postal Code	B2R 1N5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Secondary Suite, High Speed Internet
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Waverley Memorial Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Exit Realty Metro
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