

\$649,000 - 105/107 Melody Drive, Halifax

MLS® #202312856

\$649,000

6 Bedroom, Bathroom,
Residential Income on 0.16 Acres

5-B, Halifax, NS

Attention investors or first time buyers!
Welcome to 105/107 Melody Drive, located in the sought after neighborhood of Rockingham. Within walking distance to Mount St. Vincent University, Bedford Highway, many amenities and schools. This 2 over/under set of carpet free 3 Bedrooms apartments has lots to offer. 107 Melody Drive, owner occupied, is a spacious 3 bedroom, with 4 piece bath, eat in kitchen with 4 appliances, hardwood flooring in the living room, hallway and den, and the laminate flooring in two bedrooms. 105 Melody Drive is another 3 bedroom with 4 piece bath, spacious eat in kitchen with 4 appliances, in unit laundry and new laminate flooring in each bedroom, as well as hardwood flooring in the living room and the hallway. Lower apartment is rented for students, who are paying \$635/room a month and are on month-to-month leases. All utilities are paid by the owner, but the building has two separate power meters, if the new owner wishes to have separate billing. Building has hot water baseboard heating, roof(2009), all windows were replaced, wooden shingles, retaining wall (2015) and a large deck with accessible ramp. Property has paved driveway (2016) and parking for 3 vehicles at the back. This is a great opportunity for the owner to occupy the top floor and rent the lower unit to substitute the mortgage payments. Property was well cared for over the years. Do not miss your opportunity to own this rare find in a great location. Contact for your private viewing



today!

Built in 1964

Essential Information

MLS® #	202312856
Price	\$649,000
Bedrooms	6
Acres	0.16
Year Built	1964
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	October 10th, 2023

Community Information

Address	105/107 Melody Drive
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 1P9

Amenities

Parking	Parking Spaces(s), Paved
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Interior

Interior Features	Family Room, Secondary Suite
Appliances	Electric Range, Dryer - Electric, Washer, Microwave, Refrigerator, Other, Water Heater, Stove, Dryer
Heating	Furnace, Hot Water
# of Stories	2
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
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Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Rockingham Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Royal LePage Atlantic
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