

\$499,900 - 77/79 Roleika Drive, Dartmouth

MLS® #202321763

\$499,900

6 Bedroom, Bathroom,
Residential Income on 0.15 Acres

17-A, Dartmouth, NS

Welcome to this fantastic opportunity to own a well-maintained legal duplex steps away from NSCC Akerly campus. Whether you're an investor seeking rental income or a homeowner looking for a property with an additional rental unit to offset your mortgage, this property has it all. Each unit features 3 bedrooms, 1.5 bathrooms, and a partially finished basement with recroom spread over three floors. The side-by-side units have their own power meter, furnace, and oil tank, meaning tenants pay for heat and lights themselves. Also, there are separate driveways, separate entrances, separate laundry facilities, and a fence running down the middle to divide the two yards, which allows each tenant to have their own dedicated space. The proximity to NSCC Akerly as well as Caledonia Junior High School makes this a perfect spot for students or families looking to rent and ensures you a consistent return on your investment. Both units are currently rented on fixed-term leases for \$1705 and \$1248 (heat+lights paid by tenants). Updates in the last few years are extensive and include new fence, new flooring, paint, refreshed cabinets, lights, etc. Don't miss out on this incredible opportunity to own a versatile duplex with income potential. Contact your agent to schedule a showing and make this property your next investment or home sweet home!

Built in 1974



Essential Information

MLS® #	202321763
Price	\$499,900
Bedrooms	6
Acres	0.15
Year Built	1974
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	May 2nd, 2024

Community Information

Address	77/79 Roleika Drive
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 1M5

Amenities

Parking	Paved
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Interior

Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School

High Woodlawn High

Additional Information

Zoning R-2 - RESIDENTIAL MEDIUM DENISTY

Listing Details

Listing Office Exit Realty Metro

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