

# \$365,000 - 25-27 Victoria St, Truro

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MLS® #202403494

**\$365,000**

6 Bedroom, Bathroom,  
Residential Income on 0.15 Acres

N/A, Truro, NS

Welcome to this fantastic duplex located in the heart of downtown. This well-maintained property offers a great opportunity for both investors and homeowners. Whether you're looking for a savvy investment or a comfortable residence with additional rental income, this duplex has it all. Conveniently situated near Atlantic Superstore and local coffee shops], this duplex offers easy access to all town amenities]. The neighborhood is known for being the town core and victorian properties. It is a very sought after street. The property has two separate meters which enables the tenant to pay for their own heat and power. The parking lot can hold up to 4 cars. Property Features: Unit 1: Main Floor - 2 bedroom - 1 bathroom - living room -office room/small bedroom - Spacious laundry room - Range stove, Washer and dryer included - Separate electrical meter. Heat source oil fed hot water radiation. Unit 2: Upstairs -2 bedroom plus additional loft. - 1 bathroom - sunroom -dining room - washer and dryer included - Heat source is electric baseboard Extra large storage building at the back, can easily be converted to a garage.

Built in 1930

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 202403494 |
| Price  | \$365,000 |



|            |                    |
|------------|--------------------|
| Bedrooms   | 6                  |
| Acres      | 0.15               |
| Year Built | 1930               |
| Type       | Residential Income |
| Sub-Type   | Duplex             |
| Status     | Closed             |
| Date Sold  | June 6th, 2024     |

### Community Information

|              |                        |
|--------------|------------------------|
| Address      | 25-27 Victoria St      |
| Area         | Northern Region        |
| District     | 104-Truro / Bible Hill |
| Sub-District | N/A                    |
| City         | Truro                  |
| County       | Colchester             |
| Province     | NS                     |
| Postal Code  | B2N 1Y5                |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Connected |
| Parking   | Parking Spaces(s)     |

### Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating      | Baseboard, Furnace, Hot Water, Radiator        |
| Fireplace    | Yes                                            |
| Fireplaces   | Wood Burning Stove                             |
| Has Basement | Yes                                            |
| Basement     | Full, Unfinished                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Under 0.5 Acres |
| Roof              | Asphalt         |
| Construction      | Vinyl Siding    |
| Foundation        | Stone           |

### Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

**Listing Details**

Listing Office            Viewpoint Realty Services Inc.

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