

# \$750,000 - 31-33 Birch Grove, Upper Tantallon

MLS® #202525274

## \$750,000

2 Bedroom, 1.00 Bathroom, 1,765 sqft

Single Family on 1.15 Acres

Upper Tantallon, Upper Tantallon, Nova Scotia

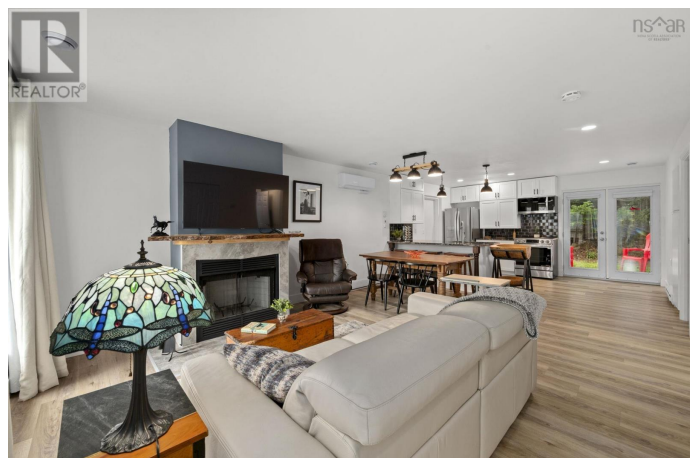
Fantastic opportunity awaits with this updated side-by-side duplex ideal for an owner-occupied investment or a valuable addition to your rental portfolio. Each bright, one-level unit offers easy living with open concept design, 2 bedrooms, in-suite laundry, 1 bath, and a garage. One unit even boasts a charming wood-burning fireplace.

Recent upgrades include fresh paint, heat pumps, garden sheds, and more. #33 features a refreshed kitchen with extra cabinets plus new fridge, stove, and microwave, while #31 has been fully renovated with a stunning granite kitchen, 5 premium appliances, walk-in shower, new flooring, lighting, blinds, and more. Perfectly located minutes to Hubley Centre, schools, and Hwy 103, steps to Rails to Trails, and less than 20 minutes to Bedford, Halifax, or the beach. A move-in ready property with income potential you won't want to miss! (id:6289)

Built in 1992

## Essential Information

Listings #	202525274
Price	\$750,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,765
Acres	1.15
Year Built	1992



Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	31-33 Birch Grove
Subdivision	Upper Tantallon
City	Upper Tantallon
Province	Nova Scotia
Postal Code	B3Z1L1

### Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship
Features	Sloping
Parking	Garage, Paved Yard
# of Garages	1

### Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Cooling	Heat Pump
Fireplace	Yes
# of Stories	1

### Exterior

Exterior	Concrete
Exterior Features	Landscaped
Foundation	Poured Concrete, Concrete Slab

### Listing Details

Listing Office	Royal LePage Atlantic
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