

\$335,000 - 2447 Highway 376, Lyons Brook

MLS® #202526699

\$335,000

4 Bedroom, 2.00 Bathroom, 2,640 sqft

Single Family on 1.40 Acres

Lyons Brook, Lyons Brook, Nova Scotia

COMMERCIAL lot included Affordable Duplex in Lyons Brook with Investment Potential Discover the potential in this duplex located in Lyons Brook. Built in 1990, with a second unit added in 2006, this property offers an excellent opportunity for a well built, spacious 2 unit just outside of town. This duplex includes two 2-bedroom units, perfect for extended family living or as an income property. Recent Upgrades: The property features a new metal roof and selectively replaced windows and frames, providing a solid foundation for further improvements. The spacious lot includes two driveways, offering convenience and flexibility for parking and access. Propane-Ready: The smaller unit is set up for propane appliances (stove, fridge, fireplace), though these appliances are not included in the sale. Situated just 6 minutes from Pictou, this property is in a prime location and offers easy access to local amenities, with all schools within a 9-minute drive. This property requires some attention, will need appliances but is perfect for those looking to invest in a home they can customize. The deck, while spacious, does not overlook the harbour but provides a pleasant outdoor space off of the kitchen in the larger unit to enjoy privacy and tranquillity. This vacant duplex is a blank canvas awaiting your vision. Whether youre looking to create a family home or capitalize on its rental potential, this Lyons Brook property offers a great opportunity in a desirable location at a price which will yield profit. (id:6289)



Built in 1991

Essential Information

Listing #	202526699
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,640
Acres	1.40
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2447 Highway 376
Subdivision	Lyons Brook
City	Lyons Brook
Province	Nova Scotia
Postal Code	B0K1H0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Balcony
Parking	None
View	Lake view

Interior

Appliances	Oven, Stove, Microwave, Refrigerator
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Nova
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