

# \$777,400 - 72 & 74 Delawana Drive, Hamilton

MLS® #40775991

**\$777,400**

3 Bedroom, 1.00 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

273 - Riverdale, Hamilton, Ontario

Two Homes for the Price of ONE! Welcome to 72 & 74 Delawana Drive, an attached duplex offering two fully FREEHOLD self-contained units under one roof. Each unit is about 1300 sq ft of living space and features: 3 bedrooms, a full 4-piece bathroom, bright kitchen, living and dining rooms, plus a partially finished basement. 72 Delawana Drive is vacant and has been fully renovated with a brand-new kitchen complete with stainless steel appliances, updated vinyl flooring on the main level, fresh carpeting upstairs, and a refreshed basement with a 2-piece bathroom rough-in. 74 Delawana is currently tenanted, providing immediate rental income. Each home enjoys its own private backyard and 2 front yard parking spaces. Perfect for multi-generational living or as a smart investment, all just minutes from Centennial Parkway, highway access, public transit, shopping, and schools. (id:6289)

## Essential Information

Listings #	40775991
Price	\$777,400
Bedrooms	3
Bathrooms	1.00
Square Footage	1,306
Acres	0.00
Type	Single Family
Sub-Type	Freehold



Style 2 Level

## Community Information

Address 72 & 74 Delawana Drive  
Subdivision 273 - Riverdale  
City Hamilton  
Province Ontario  
Postal Code L8E1G4

## Amenities

Amenities Golf Nearby, Public Transit, Schools  
Features Southern exposure  
Parking Spaces 4

## Interior

Appliances Dryer, Refrigerator, Stove, Washer  
Heating Forced air  
Cooling None  
# of Stories 2  
Has Basement Yes

## Exterior

Exterior Brick

## Listing Details

Listing Office ROYAL LEPAGE SIGNATURE REALTY



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