



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

6568 Young Street, Halifax, NS





Welcome to 6568 Young Street in the desirable West End of Halifax. This is a great duplex for investors looking for amazing quality tenants or Owner occupied with inlaw suite or apartment. Home could be converted back to a Single Family Unit.

The top unit is a two-bedroom apartment, Kitchen has lots of storage and dishwasher, washer and dryer in unit, it still has some of that older charm with the hardwood floors, big windows and Clawfoot tub, and private back deck overlooking the back yard. The lower unit is a one-bedroom, with a modern look along with a washer-dryer combo in the unit. Both units have been well kept with some windows (2019), ducted heatpump in upstairs unit (2022), ductless and ducted heat pumps on bottom unit (2020), In the backyard is a cute with lots of flowers and greenery along with a single detached garage for extra storage. Each unit has a separate entryway. Perfect for investors or families...





Plenty to do in the community... For the Golfer: Just 5 Mins to Ashburn Golf Club which has a century of enriched history in the community. - For the Sailor: Only 7 Mins to Armdale Yacht Club and 10 Mins to the Royal Nova Scotia Yacht Squadron, both have many activities for children and a great in house restaurant with lots of ongoing entertainment. - For the Beacher/Swimmer: Many of swimming options nearby such as Chocolate Lake Park & Beach, Williams Lake Beach, and the Captain William Spry Community Centre (otherwise known as the wave pool), a great indoor pool with other recreational options.



This duplex is in a perfect location, within walking distance to many parks, shopping, the downtown core, public transit, and great schools such as Dalhousie, Kings, and Saint Mary's University. Only 10 mins to Downtown Halifax and 30 mins to the Halifax Airport and mere minutes to the Highway system. Book your private viewing today!

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LeamanMurray.ca



6568 Young Street

Halifax, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Westmount Elementary School

Designated Catchment School
Grades PK to 6
6700 Edward Arab Ave

St. Agnes Junior High School

Designated Catchment School
Grades 7 to 9
6981 Mumford Rd

Citadel High School

Designated Catchment School
Grades 10 to 12
1855 Trollope St

École Mer Et Monde

Designated Catchment School
Grades PK to 6
5750 Atlantic St

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Westmount Elementary School Park

6700 Edward Arab Ave



2 mins

Westwood Park

Huron St



6 mins

St Catherine's School Park

3299 Connolly St



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------|
| 4 Playgrounds | 3 Sports Fields |
| 2 Tennis Courts | 1 Splash Pad |
| 2 Basketball Courts | 4 Sports Courts |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 50 minute walk away.

Nearest Rail Transit Stop
Halifax

Nearest Street Level Transit Stop
Bayers Rd Before Connolly St (6203)

2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.11km.

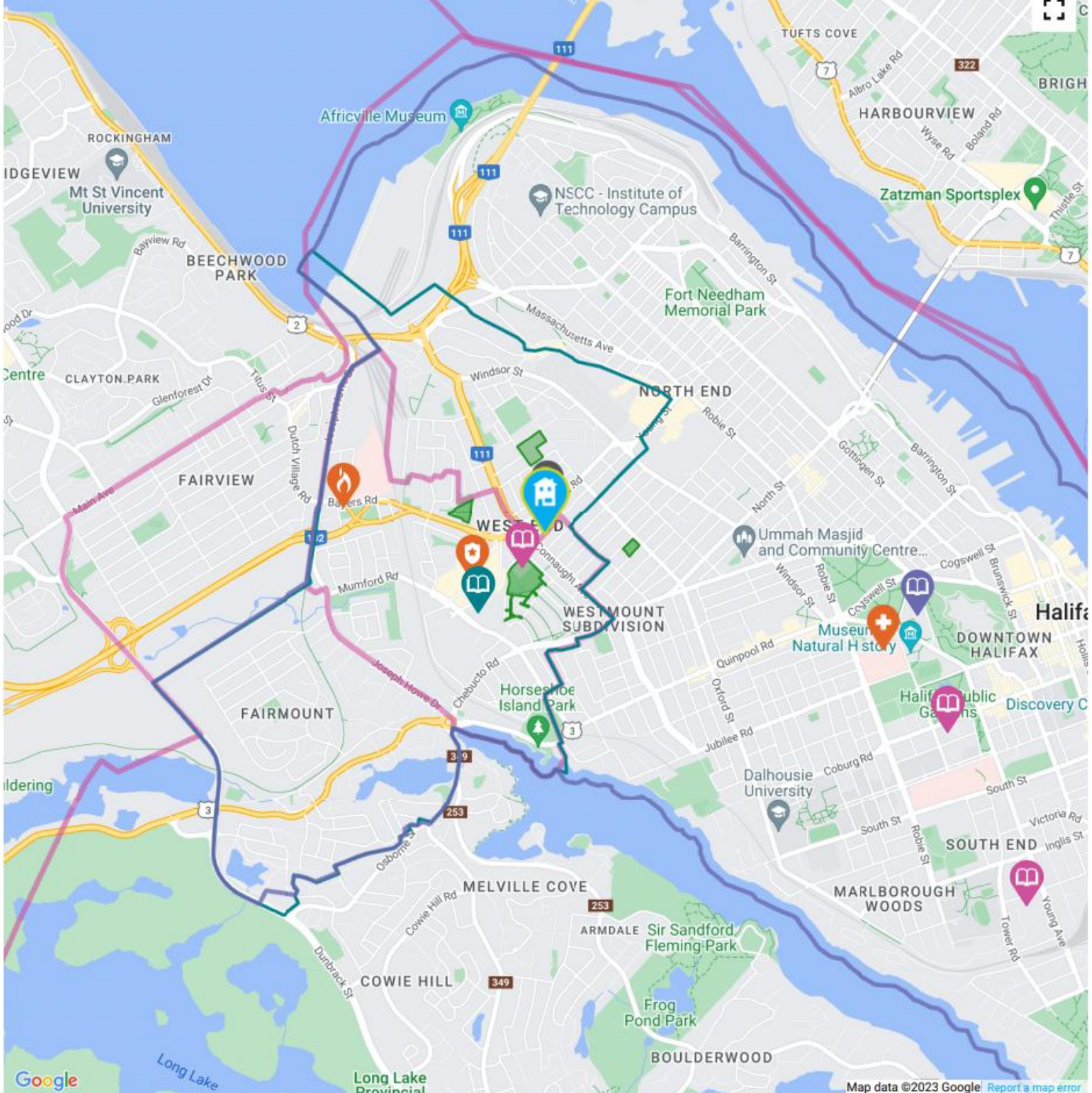
Queen Elizabeth II Health Sciences Centre - Halifax Infirmary Site
1796 Summer St


Fire Station
7090 Bayers Rd

Police Station
7001 Mumford Rd



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-  Elementary Schools
-  Middle Schools
-  High Schools
-  Transit
-  Safety
-  Elementary Attendance Zone
-  Middle Attendance Zone
-  High Attendance Zone
-  Parks

HoodQ

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A B r i e f H i s t o r y o f D o w n t o w n H a l i f a x

Downtown Halifax is the heart of Atlantic Canada's biggest city. Born as an international port of sail, the streets and architecture of Downtown Halifax are rich in history and alive in character. This historic hub meets an urban vibe to boast world-class attractions, hundreds of restaurants, pubs, shops, services, festivals, and events.

The vibrancy of Downtown Halifax is a reflection of the people who work here and who call it home. From local cafes and startups to professional services and large multinational firms, there are over 1600 businesses located Downtown. With Maritime hospitality ingrained in our culture, you can expect exceptional service and great company, paired with Nova Scotia's finest culinary and drink experiences.

Downtown Halifax, like the municipality and the urban area, has a very diverse economy. Many Crown corporations, non-governmental organizations, and private-sector organizations, have corporate headquarters and/or do business within downtown. As the most populous downtown in Atlantic Canada, that is encompassed by the most populous municipality--and--most populous urban area within Atlantic Canada, Downtown Halifax is a bustling area that hosts many industries.



Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca

(*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.
Not intended to solicit people or properties currently under contract.