

96 Brook Street, Lunenburg



MLS® 202416544

Comfy & Cozy!

\$435,000

This solid mid-century bungalow in a quiet neighbourhood is great for singles, seniors or first-time home buyers who thought they couldn't take that first step on the Lunenburg property ladder. Regardless of your age or budget, this is a great opportunity to get into the Lunenburg market and become part of this vibrant South Shore community. The home sits back from the road framed by a splendid old oak tree at the front. The level quarter acre lot features large yards at the front and back of the house. Inside, a unique design offers one-level living with a different layout than the run-of-the-mill bungalow. It's compact, but the open living/dining area with its large corner windows creates a bright and airy living space. The tidy kitchen has access to the back of the house where there's a small fenced patio between the house and garage forming a very private sitting area or fully contained outdoor space for the family dog. Toward the back of the house are 3 Bedrooms and 4-piece bath. There's ample storage in the immaculate full height basement and the sturdy garage is a wonderful bonus space for the tinkerer as there's plenty of room for the cars outside on the long paved driveway. Conveniently located, a 5-10 minute stroll takes you to just about every service and amenity offered in town.

Definitely Cozy, Certainly Comfy!



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Property Highlights

Age ±: c. 1950-1960
Lot Size: 11,287 sq ft (.26 acres)
Style: One Storey Bungalow
Floor Space: 1136 sq ft
Bedrooms: 3
Bathrooms: 1
Flooring: hardwood, vinyl, linoleum tile
Heating: oil-fired forced hot air
Water: municipal
Sewer: municipal
Parking: paved driveway
Garage: attached single, wired
Services: electricity, phone, cable, high-speed internet
Features: front and back yards, fenced patio area
Zoning: Residential

Rooms

Living Room: 18.9 x 11.9 (Main)
Dining Room: 10.1 x 9.3 (Main)
Kitchen: 13.5 x 9.8 less jog (Main)
Master Bedroom: 13.11 x 9.11 plus jog (Main)
Bedroom: 10.11 x 9.9 (Main)
Bedroom: 9.10 x 9.2 plus jog (Main)
Bath (4-pc): 7.5 x 4.11 (Main)
Garage: 21 x 10.9 (Main)

Listing Agents

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Directions

Town of Lunenburg: "New Town" District, Brook Street between Tupper and Churchill Streets. Look for the Red Door Realty sign!