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agents extraordinaire

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Melmac Ave #92 & #94 | South Sound – Single Family Home with Cottage set on 0.5 acre plot

George Town South

MLS# 421137

CI$1,749,000











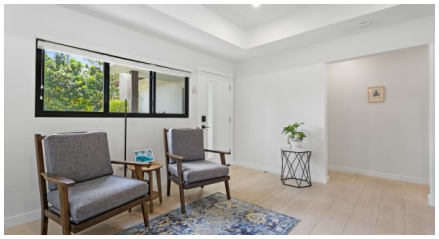

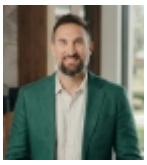

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Centrally located and positioned at an elevation of 11 feet, 94 Melmac Avenue presents a rare opportunity to own an expansive half-acre property in one of the most sought-after neighborhoods.

Offering exceptional flexibility, the property features a recently renovated **3-bedroom, 2-bathroom** main residence alongside a separate **2-bedroom, 2-bathroom cottage**, making it ideal for investors, extended families, or those seeking **additional rental income.**

Upon entering the main residence, you are welcomed into a bright and inviting **open-plan living and dining area**, with views out to the patio and expansive garden, creating a comfortable space for everyday living and entertaining. Beyond, the well-sized kitchen offers ample functionality, while a conveniently located laundry room sits just off the garage.

The bedroom wing is thoughtfully laid out for privacy and convenience. The primary suite is positioned at the front of the home and features a **walk-in closet** and **private en-suite bathroom**. Two additional generously sized bedrooms offer excellent storage and share a well-appointed family bathroom.

The detached cottage, spanning just over **850 sq. ft.**, is both inviting and highly practical. Designed with an open-concept living, dining, and kitchen area, the space flows seamlessly to a **private outdoor yard** that is separately fenced from the main residence. Complete with a **fire pit**, this outdoor retreat enhances both privacy and enjoyment. The cottage offers **two spacious bedrooms**, each with its **own closet and en-suite bathroom**, creating an attractive layout for tenants, guests, or extended family members.

The expansive grounds are where the property's true potential shines. A beautifully maintained lawn extends from the main house into a lush backyard featuring a variety of **mature fruit trees**. With ample space for **future enhancement, expansion, addition of a pool, or potential subdivision opportunities**, the possibilities are truly exceptional.

Currently tenanted, both residences provide **immediate income-producing potential** for investors. At the same time, the property's generous size and versatile layout make it equally appealing for **owner-occupiers** seeking additional space, multi-generational living, or a home with built-in rental income.

Combining location, flexibility, income potential, and future development opportunities, this property is a unique offering not to be missed. Contact us today to arrange your private viewing.

Property Features

Type Residential (For Sale)	**Status** Current	**View** Garden View, Inland
Listing Type Single Family Home	**Bed** 5	**Bath** 4
Sq Ft 2,700	**Block/Parcel** 14E / 358,359	**Area** 30
Year Built 1970		