



1007 Nicolani Drive Kamloops British Columbia

\$609,900

Opportunity knocks on one of Brocklehurst's most sought-after streets! This spacious 5-bedroom, 3-bathroom bungalow offers over 2500 sqft of living space on a large 10,103 sqft lot with endless potential for investors, renovators or buyers ready to build equity with some updates and elbow grease. The well-designed main floor features a rare 4-bedroom layout, including a primary bedroom with 2-piece ensuite, plus a bright 3-piece main bath with walk-in shower. Downstairs offers even more flexibility with a large family and games room, wet bar, additional bedroom, and 3-piece bath -- ideal for extended family, guests or future possibilities. Solid bones and valuable updates already completed over the years include most main floor windows, furnace, C/A, HWT, front door, driveway and shop roof. Outside, there's no shortage of space with tons of parking, a single attached garage, 19X38 detached heated shop with bonus separate storage space at the back and room for all your toys. Located in a prime Brock location close to schools, parks, shopping, transit and everyday amenities, this property is the perfect canvas to bring your vision to life. (id:6769)

Utility room 11'6" x 15'1"	3pc Bathroom 5'0" x 8'7"
Storage 19'1" x 5'1"	Bedroom 11'6" x 11'11"
Other 7'2" x 5'11"	Bedroom 8'1" x 9'6"
3pc Bathroom 6'2" x 5'3"	Bedroom 8'7" x 11'11"
Bedroom 14'1" x 12'5"	Primary Bedroom 11'6" x 13'9"
Den 15'0" x 14'8"	Living room 14'5" x 20'5"
Recreation room 19'3" x 14'1"	Dining room 12'7" x 19'3"
Partial bathroom 5'0" x 4'7"	Kitchen 9'5" x 8'5"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://kamloopsproperties.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca