



REALTOR

# 1007 Nicolani Drive Kamloops British Columbia

\$599,900

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. Have you thought of the mortgage + improvements option? 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 + room for all your toys, a single attached garage, + a large detached heated shop with bonus separate storage space at the back. 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. Some photos have been digitally staged. (id:6769)

Listing Presented By:



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Utility room 11'6" x 15'1"

Storage 19'1" x 5'1"

Other 7'2" x 5'11"

3pc Bathroom 6'2" x 5'3"

Bedroom 14'1" x 12'5"

Den 15'0" x 14'8"

Recreation room 19'3" x 14'1"

Partial bathroom 8'0" x 4'7"

3pc Bathroom 5'0" x 8'7"

Bedroom 11'6" x 11'11"

Bedroom 8'1" x 9'6"

Bedroom 8'7" x 11'11"

Primary Bedroom 11'6" x 13'9"

Living room 14'5" x 20'5"

Dining room 12'7" x 19'3"

Kitchen 9'5" x 8'5"

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