



1160 Meadow Lane Kamloops British Columbia

\$616,900

Unique investment opportunity! This legal up/down duplex features two separate addresses (1160 Meadow Lane & 1185 Demonte St.) and is fully self-contained with 2 hydro meters, 2 gas meters, 2 furnaces, and 2 hot water tanks. A shared common area includes separate washer-and-dryer sets for each unit. Recent updates provide peace of mind, including a 3-year-old roof, newer air conditioning, 5-year-old H/E furnaces and hot water tanks, and some updated windows. The attractive vinyl and stone exterior adds curb appeal and durability. The upper unit offers 2 bedrooms plus a den, while the lower suite features 2 bedrooms, making this property ideal for investors or multi-generational living. Outside, you'll find ample parking, a fully fenced yard, underground sprinklers, and a good-sized storage shed. Long-term, reliable tenants are already in place. 24 hours' notice, please. No lockbox yet. Tenants will go outside during showings, making this a turnkey income property with strong rental appeal, or good rental income or a mortgage helper for a 1st-time buyer. (id:6769)

4pc Bathroom Measurements not available

Bedroom 9' x 9'

Primary Bedroom 13' x 13'

Dining room 13'2" x 10'2"

Living room 13' x 12'

Kitchen 13' x 11'

Living room 21' x 13'

Foyer 6'9" x 4'2"

Full bathroom Measurements not available

Den 11' x 10'

Bedroom 13' x 10'4"

Primary Bedroom 13'5" x 11'9"

Dining room 13'6" x 10'6"

Kitchen 11' x 10'6"

Listing Presented By:



Originally Listed by:

Royal LePage Kamloops Realty
(Seymour St)



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