



1160 Meadow Lane Kamloops British Columbia

\$579,900

VACANT UPSTAIRS IN THIS LEGAL UP AND 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 include a 3-year-old roof, newer air conditioning, 5-year-old H/E furnaces and hot water tanks, a new stove, and some updated windows. The upper unit offers 3 bedrooms and has been repainted, while the lower suite features 2 bedrooms, making this property ideal, especially for first-time buyers, investors or multi-generational living. Outside, you'll find ample parking, a fully fenced yard, underground sprinklers, and a good-sized storage shed. A long-term, reliable tenant in the basement unit is already in place. Lockbox for upstairs only. The tenant will go outside during showings, making this a turnkey income property with strong rental appeal or a mortgage helper for a 1st-time buyer. Especially for a 1st-time buyer, the payment after rent would be approximately \$1,200 to \$1300 per month to own this home. 24 hours' notice for the tenant downstairs, please. (id:6769)

Laundry room 16' x 16'

4pc Bathroom Measurements not available

Bedroom 9' x 9'

Primary Bedroom 13' x 13'

Dining room 13' x 10'

Living room 13' x 12'

Kitchen 13' x 11'

Foyer 8'9" x 5'2"

4pc Bathroom Measurements not available

Bedroom 11' x 10'

Bedroom 13' x 10'4"

Primary Bedroom 13'5" x 11'9"

Living room 13' x 21'

Dining room 13'6" x 10'6"

Kitchen 11' x 11'

Listing Presented By:



Originally Listed by:

Royal LePage Kamloops Realty
(Seymour St)



Royal

LePage

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