



1645 Monterey Place Kamloops British Columbia

\$779,000

Great value and versatility in Dufferin! Situated on a flat 10,000 sq. ft. lot in a quiet cul-de-sac, this property offers plenty of space and flexibility in a convenient location close to shopping and numerous amenities. The upper level of the home features 3 bedrooms and 2 bathrooms, while the lower level offers two separate 1-bedroom, 1-bathroom living spaces. Each of the three living spaces has its own separate laundry, living room and kitchen. Outside, enjoy a spacious fenced yard, RV parking, and plenty of room to spread out. Additional storage space adds to the practicality of this property. Currently generating \$5,200 per month in gross rental income, making this an attractive opportunity for homeowners and investors alike! Properties like this don't come up often, so don't wait -- contact your favorite REALTOR today to book your viewing! *Property is currently tenanted throughout; advance notice required for showings. **Rental income is based on current tenancies and subject to buyer verification. Buyers to verify tenancy details and suite authorization if important. ***All measurements are taken from floorplans and are approximate. ***Some photos have been virtually altered for decluttering. (id:6769)

Laundry room 11' x 13'8"	Foyer 6'9" x 11'10"
5pc Bathroom 7'1" x 9'2"	Full bathroom 8'11" x 8'10"
3pc Ensuite bath 5'11" x 7'6"	Full bathroom 5'8" x 7'9"
Primary Bedroom 15'4" x 26'11"	Bedroom 9'9" x 11'10"
Bedroom 13'1" x 10'	Living room 9'11" x 12'11"
Bedroom 9'1" x 10'	Kitchen 8' x 12'11"
Living room 17'3" x 13'9"	Kitchen 10'7" x 12'1"

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Listing Presented By:



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