



# 172 MCGOWAN Road Oliver British Columbia

\$525,000

THERE IS NO PLACE LIKE HOME - We think she would agree, the 1306 SF, three-bedroom, two-bathroom home that is on its own 9147 SF lot, R2 zoning, backing onto a country VINEYARD is a perfect situation. Privacy and lifestyle bask in southern sun light all year long. Completely flat and fenced, it features a patio, gardens, and space for BBQ - bring your pets and let the good times roll. Garage has been enclosed to create extra floor space, which is great for a home office/business or a separate suite for family members needing their own space. This home has no stairs and would be excellent for those with mobility issues. Or disassemble the salon and bring your garage back for your collector car or bike. Potential is endless here. Generous garden shed for bikes and tools. Great starter house or excellent retirement home, room to spread out, is bright, rural, and is minutes away from Oliver with quick access to the highway. New septic system, taxes are low. Parking for 3 or more vehicles, also street parking. Do you need a wood-burning fireplace? It is possible here again. Enjoy the lifestyle options of the region, wineries, race track, airport, hiking trails, world class cycling routes, KVT and Oliver Wine District moments away even a district hospital. Come and get it, its what you want. (id:6769)

Workshop 15'1" x 16'8"

2pc Bathroom 4'7" x 5'6"

4pc Bathroom 9'10" x 7'10"

Bedroom 8'10" x 12'0"

Bedroom 9'7" x 13'0"

Dining room 13'3" x 9'1"

Kitchen 10'1" x 11'1"

Living room 13'1" x 11'1"

Primary Bedroom 14'1" x 10'11"

Storage 5' x 8'11"

Storage 4'10" x 5'2"

Listing Presented By:



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Chamberlain Property Group

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