



## 2070/2072 WESTSYDE Road Kamloops British Columbia

\$699,900

Centrally located up-down duplex with beautiful views of the North Thompson. Great investment property collecting over \$3700/month in rent, or live on one floor and rent a suite! This home is occupied by great tenants who would love to stay. The main floor includes a large living room, kitchen space with eat in dining space that leads to a large deck off the side and yard access. There are 3 bedrooms on the main floor and a full 4 piece bathroom. The basement level suite is fully self contained, there are not any adjoining stairways. The suite has seen a number of upgrades including flooring and kitchen. The nice bright kitchen overlooks the back yard space. The living room has a good sized window for lots of natural light. There are 3 bedrooms in the basement suite and a full 4 piece bathroom as well. Each suite includes it's own laundry facilities. Other features of this property include separate fenced yard spaces, single car carport, lots of parking, there is a frontage roadway with designated stalls making it easy for access. Main floor rent is \$1918, basement suite \$1790/month. Updated furnace and roof. Showings only permitted Monday/Thursday/Saturday between 10-1 with 24 hours notice. (id:6769)

Bedroom 9'7" x 7'

Laundry room 4'7" x 2'11"

Dining room 9' x 6'4"

Kitchen 9' x 9'6"

Living room 13'5" x 13'9"

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

Primary Bedroom 11'1" x 9'

Bedroom 8' x 7'

Bedroom 8' x 7'

Foyer 3'4" x 3'1"

Foyer 3'1" x 3'4"

Dining room 6'8" x 9'6"

Living room 13'5" x 16'1"

Kitchen 9'8" x 9'7"

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

Primary Bedroom 9'6" x 11'8"

Bedroom 11'5" x 10'3"

Bedroom 7'9" x 10'3"

Bedroom 7'9" x 10'3"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://www.enjoykamloops.com/kirstenmasonreviewstestimonials.html>



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