



## 801 Nicolani Drive Kamloops British Columbia

\$689,900

Perfect Family Home in Brock! Set on a spacious 7,000 sq. ft. corner lot, this charming half duplex is perfect for growing families, offering a great blend of comfort, functionality, and room to grow. The property includes a 1-car garage, a generous driveway, RV parking, and a massive backyard--ideal for gatherings, gardening, or outdoor play. The main floor features a welcoming living room with a gas fireplace, a bright kitchen and dining area, and a convenient powder room--creating a warm and inviting space for everyday living. Upstairs, the primary suite boasts a 4-piece ensuite and roomy his & hers closets, while two additional bedrooms with 9-ft ceilings, a full bathroom, and a laundry room complete the upper level. The fully finished lower level offers a self-contained 1-bedroom + den suite with a large rec room, its own laundry, and a private entrance--perfect for multi-generational living or generating rental income. With its desirable location, flexible floor plan, and expansive outdoor space, this home is a rare find that combines lifestyle and investment potential. (id:6769)

Primary Bedroom 17' x 14'

Living room 20' x 9'

Bedroom 13'3" x 10'

Kitchen 7' x 6'4"

4pc Bathroom Measurements not available

Den 12' x 8'

Foyer 11' x 10'6"

4pc Bathroom Measurements not available

Bedroom 13' x 9'

Bedroom 14' x 10'

4pc Ensuite bath Measurements not available

2pc Bathroom Measurements not available

Kitchen 11' x 10'

Living room 20' x 10'

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.



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