



## 119 Ladysmith St 106 Victoria BC

\$725,000

A delightful two level town home with a large private patio has come to market in James Bay & it's steps to the ocean! Featuring a beautifully renovated kitchen with newer appliances. The dining room has built in cabinetry and opens to the living room with lots of cozy space. This area connects to an large sun room for year round use and faces the updated, south facing patio. Upstairs, find two good sized bedrooms, bathroom, new laundry appliances, plus a clever office nook. A bonus area is the enclosed balcony to be used as a flex room. Find good neighbours with a built in strata community and your own parking space. The complex also has new siding and paint. Irresistibly located just two short blocks to Dallas Rd with endless oceanfront walking and biking trails. Easily accessible to all amenities including the Breakwater, parks, tennis courts, Fisherman's Wharf, Harbour Ferries, the Inner Harbour, downtown, groceries, restaurants, coffee shops and schools. It's a perfect package!

Listing Presented By:



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