



## 115 Haliburton St Nanaimo BC

\$499,900

Ocean View Character Charm meets R8 Development Potential! This renovated 3-BD, 2-BTH home offers stunning views of Nanaimo Harbour, Protection Island, and Duke Point. Perfectly blending heritage soul with modern updates, the 1,424 sq. ft. interior features an open kitchen, sunroom, and a 19x12 sundeck designed for entertaining. Major 2018 upgrades include a Heat Pump, furnace, and electrical panel. The property includes a 2017 self-contained studio and a fenced yard with fruit trees. The neighborhood has seen a beautiful transformation with brand-new strata developments next door, creating a modern, high-end feel. Zoned R8, the lot allows for a future 4-6 unit multi-level apartment building up to 5,445 sq. ft.(buyer verify with city). Located just 2 blocks from Downtown, Port Place, and the Seawalk, this is a premier opportunity for homeowners and investors alike to own a piece of Nanaimo's rapidly developing urban core. Live in style while holding for the future!

Listing Presented By:



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