



## 1250 Rockland Ave Victoria BC

\$1,449,000

Open houses this Sat/Sun 1-3pm! Ideally located in the heart of serene Rockland, home to old growth trees and stunning heritage buildings, this 1941 built home features mature gardens and a long list of cosmetic & functional updates. The 7,200 sq ft lot is beautifully landscaped, private, fully fenced, and has several sitting areas perfect for alfresco entertaining. With irrigation in place, you can readily enjoy summer fruits off your sour cherry, Italian plum, and apple trees. This 4 bed, 2 bath home is well set back from the street, and conveniently includes a single car garage. It blends timeless and modern detail with refinished oak and fir wood floors complete with mahogany inlays, and a recently renovated kitchen and bath. Plus, ample storage inside & out, a new roof & HW tank, recent perimeter drain work, and A/C. Rockland boasts great proximity to Downtown and surrounding urban hubs, and is home to Craigdarroch Castle, Government House, and the Art Gallery of Greater Victoria.

Listing Presented By:



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