



## 1317 Balmoral Rd Victoria BC

\$1,299,900

Fully updated three bedroom three bathroom home in the heart of Fernwood! Move-in ready 1997 built home with character inspiration has been extensively updated in recent years with a designer kitchen with new upgraded Bosch appliances and entertaining island, new flooring throughout, interior and exterior both fully painted and new lighting and hardware. Additional features include cozy gas fireplace in living room, vinyl windows throughout including two skylights, 13x13 primary bedroom with walk-in closet and full ensuite bathroom and detached garage has been converted to home office/gym and additional storage space. Gorgeous south facing fully fenced backyard ideal for pets, kids or gardeners. French doors to your private patio space and grass area with garden shed. Great curb appeal with landscaped front yard and front porch. Excellent location just two blocks to shops and restaurants in Fernwood Village, Vic High a block away and a very short walk to downtown!

Listing Presented By:



Originally Listed by:  
Sutton Group West Coast Realty

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