



## 1394/1396 Graham Cres Nanaimo BC

\$979,900

In the neighborhood of Central Nanaimo, a well-kept legal duplex stands as a prime investment opportunity. Fully rented for \$6,050.00/month. The property sits on a low-maintenance corner lot. This duplex boasts three suites - a spacious 2 bedroom/2 bath suite, a 2 bedroom/1 bathroom suite, and a studio. Both sides of the duplex feature a thoughtfully designed main level with open-concept living, dining, and kitchen areas, complemented by the warmth of gas fireplaces. Upstairs, each unit reveals two comfortably sized bdrms and 4pc bathroom. The lower level of 1396 offers extra flexibility with a family room featuring an outside entrance, a modern 3-piece bath, and laundry. 1394 offers a self-contained studio suite complete with its own 3-piece bathroom and access to shared laundry. Nestled within walking distance of virtually every amenity, this duplex proves to be an incredibly rentable property. Tenants can easily access nearby schools, bus routes, restaurants, and shops.

Listing Presented By:



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