



## 409 Swift St 211 Victoria BC

\$304,000

Great affordable WATERFRONT living in the heart of Victoria's Historic Downtown District! Welcome to the Mermaid Wharf, a well maintained steel and concrete building located in a vibrant area. The freshly painted studio offers an efficient, bright and airy space with an inviting 9 ft ceiling creating the perfect setting for a quaint home. Step into the full kitchen featuring stainless steel appliances including a new fridge, ideal for culinary enthusiasts. The living room area welcomes you with a cozy fireplace, laminate flooring and beautiful water views framed by mature trees. The spacious 4 piece bath is equipped with shelving, the hallway closet is generous and there is also a storage locker. A bonus feature is the rooftop deck, offering stunning harbour views and bbq facilities. This pet-friendly gem is unbeatable for walkability, allowing you to explore the best restaurants around, shops and the active waterfront. Perfect for a first time buyer, a pied-a-terre or an investment.

Listing Presented By:



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