



## 2610 Graham St 302 Victoria BC

\$449,000

Welcome to Graham Manor, an 18-unit building on a dedicated cycling route. This two-bed, one-bath, top-floor unit is ready for immediate possession. Features include hardwood floors throughout as well as southwest-facing sunroom and enclosed patio, each with treed views for tranquility and privacy. The well-managed, pet-friendly strata provides a secure storage unit, dedicated parking space, and access to a shared games room. This highly desirable location makes for quick trips to downtown Victoria, Camosun College, or UVic campus. Groceries, restaurants, and coffee shops in quaint Quadra Village are just a short stroll away. Even so, this stretch of tree-lined Graham Street provides a quiet, residential feel. Nearby greenspaces include Topaz, Summit, and Royal Athletic parks. Discover why Quadra-Hillside has been an up-and-coming area over recent years, thanks to its mix of neighbourhood charm, easy transit options, and peaceful streets.

Listing Presented By:



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