



## 3145 Balfour Ave Victoria BC

\$1,450,000

Presenting a unique development opportunity, 3145 Balfour Avenue. Situated in the picturesque locale of Victoria BC, this property encompasses a sprawling 11,632sqft lot & has been granted approval for subdivision into two distinct parcels. The front lot is graced by a lovingly maintained 1960's home, exuding timeless charm with coved ceilings, original wood-burning fireplace, & oak hardwood floors, complemented by recent updates including kitchen windows & a brand-new hot water tank, furnace & heat pump. The main home also has potential to add a secondary suite. The rear lot boasts a meticulously designed 6-bedroom, 4-bathroom residence. This property presents a rare opportunity for astute investors and discerning homeowners alike. Additional comprehensive details about the development permit & plan are available. Secure your stake in this unparalleled offering. Don't miss this chance to realize your vision in one of Victoria's most sought-after locations

Listing Presented By:



Originally Listed by:  
NAI Commercial (Victoria) Inc.

steve@vret.ca



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca