



## 3208 Gibbins Rd 34 Duncan BC

\$445,000

Offering a blend of comfort and convenience in a setting perfect for families or first-time homeowners. Positioned at the back of the complex, this home ensures privacy. The well-designed main level includes an updated kitchen (2018/2019), dining area, and living room with a propane fireplace, perfect for relaxation and family time. There's also a 2-piece bathroom and laundry on the main floor. The upper level includes 3 bedrooms and an updated 4-piece bathroom (2021). New dishwasher (2022), gorgeous patio (2022), new windows (2018/2019), new hot water tank (2017), electrical update (2022). Outside, the partially fenced yard and extra paved patio area offer private outdoor space for relaxation and entertainment. Close to the community trail, you have easy access to outdoor recreation, perfect for family walks or personal downtime. Close to transit, shops and all amenities.

Listing Presented By:



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