



## 458 4th St Nanaimo BC

\$599,000

Fantastic opportunity in the University District! This charming 3-bed, 2.5-bath home sits on a spacious corner lot w/ alley access. Current zoning allows a 2nd single-family home or a shop w/a carriage home to be built. Future density allowances for multi-suites will be in effect end of June 2024 making this property a gold opportunity for savvy investors. Walking distance to all levels of schools, including VIU, & just minutes away from Downtown & Nanaimo Harbour. The well-maintained interior boasts numerous updates over the years, including a new roof, windows, flooring, bathrooms, kitchen, electrical, & plumbing. Enjoy tall ceilings, a bright & modern kitchen, a dining area w/an adjoining laundry room. Additional storage is available in the crawlspace. Ample parking for multiple vehicles. Fully fenced front yard is perfect for pets. Low-maintenance landscaping. An affordable opportunity to own a piece of this community w/ growing potential.

Listing Presented By:



Originally Listed by:  
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