



## 4630 Ambience Dr Nanaimo BC

\$659,000

Build Your Dream Home in North Nanaimo's Premier New Subdivision Seize the opportunity to create your dream home in the highly sought-after new subdivision of North Nanaimo. This expansive 7,992 SqFt flat, rectangular lot comes fully serviced and is ready for development. The zoning allows for a two-story single-family residence with the option to include future suites, offering flexibility for additional income or extended family living. Nestled among numerous city parks and serene walking trails, this location combines the best of nature and convenience. Within a 10-minute drive, you'll find top-rated schools, Woodgrove Centre, Costco, and easy access to a free public boat ramp--ideal for outdoor enthusiasts. Construction drawings are in place and buyers also have option to build to suite. An information package is available upon request. Don't miss out on this prime opportunity!

Listing Presented By:



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