



## 516 Simcoe St Victoria BC

\$1,150,000

Discover this character home in the heart of James Bay, cherished by the same family for over 40 years. Just steps from the highly desirable James Bay Village, this well-loved gem features 3 bedrooms and 2 bathrooms, along with additional unfinished space on the lower level. The south-west facing lot spans 5098 sqft, offering a fantastic opportunity to put in some work and make it perfect for your family. Imagine creating your dream home in this beautiful neighbourhood, close to the ocean and all amenities. This home is waiting to be filled with new stories and memories. Don't miss out on this wonderful opportunity. Contact your Realtor today to book a showing.

Listing Presented By:



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