



## 5360 Colbourne Dr Nanaimo BC

\$864,500

Welcome to Sunshine Ridge! This charming rancher offers peaceful living, backing onto a serene green space with a pond and boasting beautiful mountain views from the front. The versatile layout includes 2 bedrooms and 2 bathrooms on the main floor, plus a separate 2-bedroom, 2-bathroom in-law suite, accessible through the laundry room, making it perfect for extended family, guests, or rental potential. The home features hardwood floors, elegant tray ceilings, a cozy 3-way fireplace, and a heat pump for year-round comfort. French doors from the dining room open to a concrete patio with a built-in BBQ hookup, while the master suite offers a luxurious ensuite with a sit-down shower and jetted tub. The kitchen is equipped with wood cabinetry and a breakfast bar, and the fully fenced yard includes hot and cold water taps for added convenience. Your rear yard has direct access to Linley Valley Trails.

Listing Presented By:



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