



## 5378 Rutherford Rd Nanaimo BC

\$1,199,000

This expansive half-acre lot, now rezoned to R6, offers a prime opportunity for development in the Rutherford area. With the new zoning, the property may accommodate the construction of up to seven strata townhouses, making it an opportunity to capitalize on the area's growth potential. The property is situated within walking distance of Nanaimo's top amenities, including renowned bakeries, restaurants, shopping centers, and yoga studios. The existing 1,300 square foot rancher features an open-concept design with a spacious kitchen and living area. Additional features of the home include a laundry room, a pantry, 200-amp electrical service, and a mudroom and a large two-car garage. The floor plan places two bedrooms, separated by a four-piece bathroom. A level driveway and additional RV parking enhance the property's appeal. This property not only offers immediate comfort but also significant potential for future development with its ability to support multiple strata townhouses.

Listing Presented By:



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