



## 444 Bruce Ave 54 Nanaimo BC

\$395,000

Spacious and well-located, this 3-bdrm, 1.5-bath townhome sits in the heart of the University District & offers a functional layout with excellent potential. The main level features a 2-pce bthrm, a generous kitchen with ample storage, plenty of counter space & an eating bar, along with a dedicated dining area. A bright living room with large windows, a fireplace feature accesses the backyard patio. Upstairs are 3 bedrms, incl. a primary with its own private balcony, plus a full bathroom & conveniently located laundry w/ brand-new washing machine. This well-managed complex has no age restrictions and allows rentals & cats, making it a smart investment opportunity. Located in a quiet residential area yet just minutes from VIU, shopping, schools, transit, parks & recreation, this home is ideal for students, investors, or anyone looking to enter the market at an affordable price. A covered parking stall & storage are also included. Data & measurements approximate, verify if important.

Listing Presented By:



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