



## 926 NICHOLSON St Saanich BC

\$1,329,000

Quiet cul-de-sac setting. 2-level 1976 home. Main: 3 bedrooms, 2 baths, kitchen, living room with F/P. Lower: 4th bdrm (no closet), shared laundry. The lower level has a private entrance suite: 2 bedrooms, 1 bath, spacious living room (10' ceilings), full kitchen. Decks, storage. Next to Christmas Hill Park, near schools and shops. The upper suite is rented at \$2000/mo; the lower suite is vacant. Excellent investment potential with achievable rents. Space for a garden suite. Upcoming legislation allows 4 units on single-family lots.

Listing Presented By:



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