



458 4th Street Nanaimo British Columbia

\$599,000

- Dining room
- Living room
- Laundry room
- Kitchen
- Entrance
- Primary Bedroom
- Bedroom
- Bedroom
- Bathroom
- Bathroom
- Bathroom



Fantastic opportunity in the University District! This charming 3-bed, 2.5-bath home sits on a spacious corner lot w/ alley access. Current zoning allows a 2nd single-family home or a shop w/a carriage home to be built. Future density allowances for multi-suites will be in effect end of June 2024 making this property a gold opportunity for savvy investors. Walking distance to all levels of schools, including VIU, & just minutes away from Downtown & Nanaimo Harbour. The well-maintained interior boasts numerous updates over the years, including a new roof, windows, flooring, bathrooms, kitchen, electrical, & plumbing. Enjoy a bright & modern kitchen, a dining area w/an adjoining laundry room. Additional storage is available in the crawlspace. Ample parking for multiple vehicles. Fully fenced front yard is perfect for pets. Low-maintenance landscaping includes lawn, a few trees & shrubs, & cedar hedging. An affordable opportunity to own a piece of this community w/ growing potential (id:6769)

Dan Singla

on behalf of:
Century 21 Harbour Realty Ltd.

