



458 4th Street Nanaimo British Columbia

\$599,000

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)

Dining room 14'5 x 5'8

Living room 9'11 x 9'4

Laundry room 7'1 x 5'6

Kitchen 9'11 x 7'3

Entrance 12'4 x 4'9

Primary Bedroom 11'8 x 9'3

Bedroom 10'1 x 5'11

Bedroom 9'8 x 9'3

Bathroom 4-Piece

Bathroom 3-Piece

Bathroom 2-Piece

Listing Presented By:



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Century 21 Harbour Realty Ltd.

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