



## 1007 Nicolani Drive Kamloops British Columbia

Brocklehurst

# \$609,900



Opportunity knocks on one of Brocklehurst's most sought-after streets! This spacious 5-bedroom, 3-bathroom bungalow offers over 2500 sqft of living space on a large 10,103 sqft lot with endless potential for investors, renovators or buyers ready to build equity with some updates and elbow grease. The well-designed main floor features a rare 4-bedroom layout, including a primary bedroom with 2-piece ensuite, plus a bright 3-piece main bath with walk-in shower. Downstairs offers even more flexibility with a large family and games room, wet bar, additional bedroom, and 3-piece bath – ideal for extended family, guests or future possibilities. Solid bones and valuable updates already completed over the years include most main floor windows, furnace, C/A, HWT, front door, driveway and shop roof. Outside, there's no shortage of space with tons of parking, a single attached garage, 19X38 detached heated shop with bonus separate storage space at the back and room for all your toys. Located in a prime Brock location close to schools, parks, shopping, transit and everyday amenities, this property is the perfect canvas to bring your vision to life. (id:6769)

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