



## 1232 13th Street Kamloops British Columbia

Brocklehurst

# \$579,900

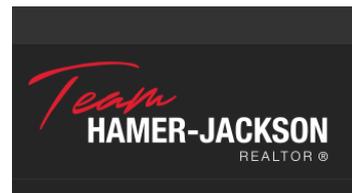


Welcome to this well-maintained half duplex rancher located in the desirable Brocklehurst neighborhood. Offering 2 bedrooms and 2 bathrooms, this home is an excellent option for those looking to downsize or for investors seeking a solid opportunity. The spacious kitchen with a bright eating area flows seamlessly into the large dining and living room spaces, creating a comfortable layout for both everyday living and entertaining. The generous primary bedroom features ample closet space and a private 4-piece ensuite. A second well-sized bedroom and a full guest bathroom complete the interior layout. Step from the living room out to the backyard patio and enjoy the fully fenced, flat yard—perfect for relaxing, gardening, or spending time outdoors. The property also includes a single-car garage with built-in shelving for extra storage, additional open parking, and a handy storage shed in the backyard. A great combination of comfort, functionality, and location. (id:6769)

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