



## 1232 13th Street Kamloops British Columbia

Brocklehurst

# \$549,000

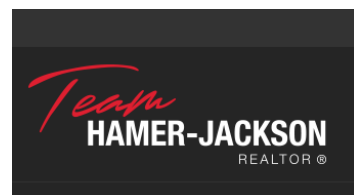


Welcome to this well-maintained half duplex rancher located in the desirable Brocklehurst neighborhood. Offering 2 bedrooms and 2 bathrooms, this home is an excellent option for those looking to downsize or for investors seeking a solid opportunity. The spacious kitchen with a bright eating area flows 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. With some creativity could make it a 3 bedroom. 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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