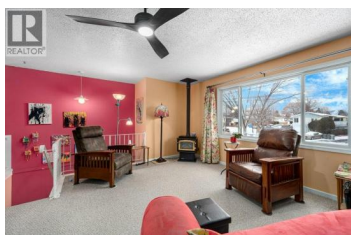




## 2695 Young Place Kamloops British Columbia

Brocklehurst

**\$524,900**



Welcome to this well-maintained 4 bdrm, 2 bath half duplex located in sunny Brock, a popular neighbourhood known for its quiet streets, strong community feel and convenient access to schools, parks, shopping and transit. Excellent location tucked away on a quiet c-d-s and backing onto green space; this home offers privacy, functionality and excellent value and flexibility, a bonus mortgage helper makes ownership more attainable while providing long-term investment potential. Main floor features 3 bdrms, spacious living room with gas stove for those cozy, relaxing evenings, bright kitchen with pantry and convenient main floor laundry. Numerous updates over the years include windows, plumbing, roof, electrical, HWT, added insulation, washer and dryer, some flooring and a refreshed main floor bathroom. Downstairs offers a family room + 1 bdrm mortgage helper with separate access (easily converted to 2 bdrms for added income potential). Take in beautiful sunsets from the west-facing backyard with a large shed and space ready for your landscaping ideas. Covered parking + ample extra space. Add your personal touch - a quick coat of paint if you prefer more neutral colours. Quick possession available. Appliances included. Whether you're an investor seeking income, a first-time buyer looking for a financial advantage or a young family needing space to grow, this versatile property ...



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