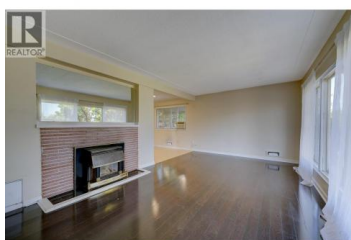


## 727 Douglas Street Kamloops British Columbia

South Kamloops

**\$569,900**



Unique downtown home, requiring some updates but consisting of three partially separate suites and walking distance to three downtown schools. The vacant upper floor has 2 generous bedrooms, 1 bath, dining room and a living room that opens up to the front yard deck where you'll catch both the morning and evening sun as well as mountain views. The mid-century-modern charm shines through with the added features of its fireplace, built-in book shelf and built-in high top table in the kitchen. With walk-out entry on the lowest level, you'll find two semi-separate studio suites, each offering a full kitchen, shared bathroom and shared laundry room with the suite above. An additional room on the lowest level has potential to be converted into a second bathroom which would allow for the property to boast three fully separate suites. Please check the floor plan for a detailed lay-out. Suite A is vacant. Suite B has been a long-term tenant with great reviews from the current owners. Suite C will be vacant as of September 1st as tenant has signed a lease elsewhere. With two suites vacant choose to occupy one or both as your primary residence or have all 3 rented. Hot water tank updated in 2023 If you're looking for a home in this sought-after downtown neighbourhood south of Columbia Street, this just might be the one for you. 24 hour notice required for tenanted suites. (id:6769)



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