



1007 Nicolani Drive Kamloops British Columbia

\$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)

Utility room 11'6" x 15'1"	3pc Bathroom 5'0" x 8'7"
Storage 19'1" x 5'1"	Bedroom 11'6" x 11'11"
Other 7'2" x 5'11"	Bedroom 8'1" x 9'6"
3pc Bathroom 6'2" x 5'3"	Bedroom 8'7" x 11'11"
Bedroom 14'1" x 12'5"	Primary Bedroom 11'6" x 13'9"
Den 15'0" x 14'8"	Living room 14'5" x 20'5"
Recreation room 19'3" x 14'1"	Dining room 12'7" x 19'3"
Partial bathroom 5'0" x 4'7"	Kitchen 9'5" x 8'5"

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