



# 125 Adams Avenue Nanaimo British Columbia

\$724,900

If you're looking for an investment opportunity or for comfortable single-storey living with income potential, look no further as this updated 3-bed, 2-bath, 1,375 sqft rancher with a legal suite will tick all the boxes. Located a short distance from amenities, restaurants, & recreation, this home is situated on a 0.30-acre subdividable lot on a quiet no-through road in Central Nanaimo. Following tree removal last year & new landscaping this year, the backyard offers a great spot for play & entertaining with both suites enjoying a private patio area to host family & friends while a large 356 sqft detached garage with a 100 sqft shed will help meet parking & storage needs. The larger of the two homes is found on the left. Completely renovated over the last two years including the installation of new plumbing, electrical, windows, doors, flooring, fixtures, & fittings, this space offers a cozy living/dining area complete with a bright, well-appointed kitchen with new appliances & an attached laundry room with extra storage. There are 2 beds in this suite with the primary enjoying cheater ensuite access to the tastefully-finished 4-pce bath while the second bed boasts a separate entrance & access to the patio. The smaller suite on the right of the home is vacant & offers a functional floor plan with a full kitchen, 1 bedroom, & a second room with access to the deck which could be used as a living area or as a second bedroom while a 3-pce bath & laundry facilities round off this space. Although not fully updated, this suite does boast new windows, doors, & appliances, while the whole house has a new roof, new gutters, & a fresh coat of paint. With extensive renovations both inside & out, most things have been taken care of for you in this attractively priced, income-generating property, so act now to avoid disappointment. Data & measurements have been provided by Nana...

Storage 22'3 x 4'6

Living room 18 ft x Measurements not available

Bathroom 4-Piece

Bathroom 3-Piece

Bedroom 11'6 x 11'6

Kitchen 10'6 x 9'4

Primary Bedroom 11'7 x 13'8

Eating area 7'6 x 9'7

Laundry room 11'8 x 5'9

Living room 13'4 x Measurements not available

Bedroom 10'6 x 11'6

Kitchen 11'1 x 8'5

Listing Presented By:



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