



## 2335 Rosewood Avenue Kamloops British Columbia

\$719,000

Spacious and well-kept home in sought-after Brocklehurst, situated on a 10,000+ sqft. lot and offering a versatile layout with 3 bedrooms and 1 bathroom upstairs, plus a bright 1 bedroom, 1 bathroom suite below - perfect as a mortgage helper or investment. Currently rented to long-term tenants at approx. \$4,000/month, this property is in excellent condition and boasts a huge entertaining deck, covered carport, and ample parking for multiple vehicles, RVs, or toys. Enjoy a prime location just minutes to Brocklehurst Secondary, NorKam Secondary, multiple elementary schools, Brocklehurst Recreation Centre, parks, playgrounds, Brock Pool, and the trails of Kenna Cartwright Park. With strong rental income, flexible living options, and a large lot in a family-friendly neighborhood, this is a rare Kamloops opportunity you won't want to miss. (id:6769)

Utility room 7'8" x 11'7"

Full bathroom 7'4" x 11'11"

Bedroom 8'6" x 10'9"

Bedroom 11'2" x 11'5"

Primary Bedroom 10'6" x 11'11"

Kitchen 14' x 11'11"

Dining room 9'6" x 12'3"

Living room 12'8" x 16'10"

Full bathroom 9'8" x 11'3"

Bedroom 11'2" x 9'10"

Living room 12'1" x 14'2"

Kitchen 12'4" x 14'3"

Listing Presented By:



Originally Listed by:

RE/MAX Performance Realty

<http://homesyvr.ca/>



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