



# 3170/3172 WAWN Crescent Kamloops British Columbia

\$1,100,000

Investor alert! Situated in a quiet Westsyde cul-de-sac, this full duplex sits on a beautiful and private half acre. Fully updated full duplex offering an exceptional investment opportunity in the desirable Westsyde neighborhood! 3170 & 3172 Wawn Crescent each feature spacious, layouts open layouts with 4 bedrooms 2 bathrooms per side. Completely renovated throughout in 2021 with updated kitchens, bathrooms, flooring, lighting, electrical, plumbing, hvac systems, making this a true move-in ready property for owners or tenants alike. Tons of parking per side, including RV parking. Generates \$6,000/month in rental income, making this a fantastic investment opportunity with strong cash flow. Suite potential on each side. 200 amp service. One side has quartz counter tops in kitchen. Walking distance to elementary and secondary schools, as well as the Westsyde Recreation Centre. Here's your chance to own a turnkey full duplex in a family-friendly area! (id:6769)

Bedroom 11'0" x 10'7"

Laundry room 11'0" x 10'5"

Storage 16'8" x 11'0"

Bedroom 11'0" x 11'5"

3pc Bathroom Measurements not available

Bedroom 11'0" x 11'0"

Primary Bedroom 11'0" x 11'0"

Living room 20'0" x 13'0"

Kitchen 17'0" x 9'8"

Foyer 6'0" x 3'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<https://kamloopsforsalehomes.com/>



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