



## 401 Hamilton Avenue Nanaimo British Columbia

\$599,000

Beautiful character home with carriage house potential or the possibility of adding a suite below. This property is full of potential! With approx. 1,628 sqft that is finished & another 1,100 sqft unfinished, waiting for your ideas. This home has undergone some updates which accentuates all of it's charm while also modernizing the space. Featuring 4 bedrooms & 1 bathroom with a bright, open floor plan & comfortable living space. Spend your evenings on the custom-built cedar deck overlooking the large fully fenced backyard, or in front of the wood-burning fireplace in the living room which boasts 8-ft coved ceilings & original fir floors with inlay. This family home is situated on 6,100 sqft lot with side & rear alley access. Perfectly located near schools/university & all other amenities. Live in a vibrant, up & coming neighborhood next to brand new bike lanes connecting downtown to the university district. All Data & Msmts are approx, pls verify if important. (id:6769)

Bedroom 11'10 x 11'4

Bedroom 13'6 x 6'11

Workshop 21'2 x 14'11

Storage 10'8 x 4'9

Storage 14'11 x 10'10

Other 14'10 x 11'10

Laundry room 11'1 x 7'5

Bathroom 4-Piece

Bedroom 12'4 x 9'7

Primary Bedroom Measurements not available x 12 ft

Kitchen 13'10 x 9'2

Dining room 13'10 x 6'10

Living room 20'5 x 16'8

Entrance Measurements not available x 5 ft

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo

<http://lukebouma.remaxofnanaimo.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com