

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 $14'10 \times 11'10$ Laundry room $11'1 \times 7'5$ 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

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