



## Overlander Drive Kamloops British Columbia

\$799,900

Location, location, location. This long time rental duplex is located within a short walk to schools, shopping, city transit, and recreation facilities. There is a larger 13,651 square foot lot that should be looked at closely for future development and presently offers lots of open parking and easy access to the rear yards on each side. The duplex consists of 2 units which have similar floor plans and each unit is 1020 square on the main floor and a further 1020 square feet on the lower level. The main floor of each unit offers 2 good sized bedrooms, Kitchen with eating nook, oversized living room and a full bathroom. The partially finished lower level offers a further 1020 with 1/2 bedrooms, recreation room, laundry area and rough in plumbing for a future bathroom. There is an outside entrance to the back of the property from the basement. Roof and mechanical are in good condition. The measurements contained in the listing are for one side only. There are 2 Tenants so showing times are restricted. (id:6769)

Storage 10' x 10'

Laundry room 5' x 4'

Bedroom 10' x 9'

Exercise room 14' x 10'

4pc Bathroom 7' x 7'

Bedroom 11' x 10'

Primary Bedroom 11' x 11'

Living room 16' x 12'

Kitchen 11' x 9'

Foyer 8' x 6'

Listing Presented By:



Originally Listed by:

Riley & Associates Realty Ltd.



Royal

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