



## 383 Hollyburn Drive Kamloops British Columbia

**\$535,000**

Move-In Ready 5-bedroom, 2-bathroom Family Home or Smart Investment Opportunity in Sahali! Welcome to this bright and well-maintained home offering exceptional value in one of Kamloops most desirable, centrally located neighbourhoods. Perfect for families or investors, with numerous recent updates, including a new furnace, air conditioning, hot water tank, updated bathrooms, fresh paint, and new vinyl flooring, creating a clean, modern feel throughout. The functional layout provides flexibility for family living or rental opportunities. This property also features a private, fenced, flat, fully usable yard and plenty of parking, including a single-car carport with additional space for an RV or toys and street parking. Step outside to a large covered deck with a privacy wall overlooking the private backyard ideal for kids to play, pets, gardening, or tenant enjoyment. Exterior improvements include a newly replaced deck, durable metal deck roof, freshly painted deck flooring, and exterior staircase. Located close to transit, elementary schools, the university, shopping, and Albert McGowan Park, this home checks all the boxes for lifestyle and long-term value. Immediate possession available, offering flexibility for owner-occupiers or investors. Call today to book your private showing! (id:6769)

Storage 7' x 5'5"

Laundry room 13'2" x 11'1"

Bedroom 9'2" x 11'9"

3pc Ensuite bath 6'1" x 5'8"

Bedroom 14'5" x 11'1"

Bedroom 7'11" x 12'11"

Bedroom 8'6" x 9'6"

Primary Bedroom 11'2" x 9'10"

4pc Bathroom 10' x 7'8"

Kitchen 7'6" x 10'2"

Dining room 6'7" x 10'6"

Living room 17'2" x 12'8"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.