1746 Meredith Rd, Nanaimo

British Columbia, V9S2M4

599,900

For Sale / #1049126

Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 7800 sqft

Description

INVESTMENT OPPORTUNITY WITH VALUE-ADD POTENTIAL! Centrally located in Nanaimo, this spacious 2,345 sq ft home on a private .18-acre lot presents an exciting opportunity for investors, renovators or buyers looking to create additional value. With generous living space, a partially finished lower level with separate entrance and potential for a secondary suite, the property offers plenty of possibilities for today and the future. Natural light fills the main level through large picture windows, highlighting hardwood floors in the inviting living room with tile-surround fireplace. The adjoining dining room flows into the kitchen with abundant cabinetry, tile flooring, backyard views, and direct access to the rear deck. A spacious primary bedroom, two additional bedrooms and a family bath complete the main floor. The lower level significantly expands the home\'s potential, offering a separate entrance, mudroom, laundry area, recreation room, studio/hobby space, additional bedroom and 3-piece bath. With no kitchen currently installed, there is an opportunity to explore creating a secondary suite, additional living space, home-based workspace or other improvements to suit your plans. Outside, mature trees and established landscaping provide privacy and a pleasant backyard setting with room to enjoy outdoor living. The central location adds further investment appeal, just minutes from Nanaimo Regional General Hospital, shopping, schools, parks, transit, Departure Bay Ferry and Nanaimo\'s waterfront. For those looking to maximize the opportunity, the adjoining R5 development lot is also available under MLSÃ‚Â® 1049129, opening the door to an even broader investment, redevelopment or future development strategy. Purchase the home on its own or explore the potential of acquiring both properties together. Measurements are approximate and should be verified if important. (id:6772)

Features

Area	Nanaimo	**Lot Dimensions**	7800 sqft
Province	British Columbia	**Heating**	Electric
Country	Canada	**Acreage**	false
Ownership Type	Freehold	**A/C**	None
Property Type	Single Family	**Total Parking**	2
Building Type	House	**Total Fireplace**	1
Year Built	1959		

Room Details

Lower level	Other	13'3 x 11'4
Lower level	Studio	13'6 x 12'9

Lower level	Bathroom	3-Piece
Lower level	Bedroom	25'8 x 12'5
Lower level	Recreation room	Measurements not available x 13 ft
Main level	Bathroom	5-Piece
Main level	Bedroom	Measurements not available x 9 ft
Main level	Bedroom	11'5 x 9'11
Main level	Primary Bedroom	12'11 x 11'7
Main level	Kitchen	13'4 x 11'7
Main level	Dining room	8'9 x 7'10
Main level	Living room	15'3 x 15'4