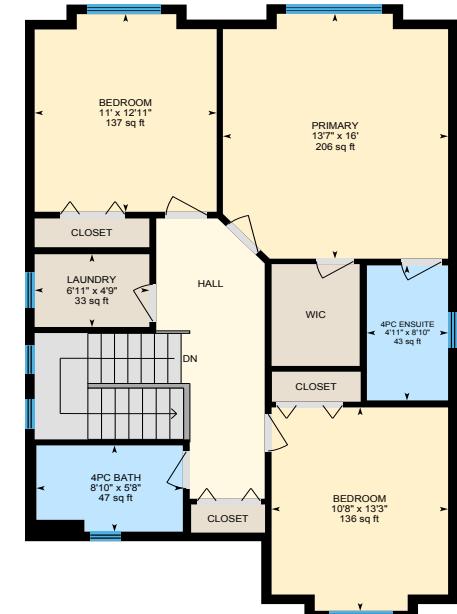


312 WESSEX LANE
University District



JAHELKA REAL ESTATE GROUP
Lifestyle Properties • Development Marketing





WELCOME HOME...

Nestled in a quiet, friendly neighborhood on a 0.18-acre lot, this 1,923 sqft home offers convenient access to the amenities required to meet daily needs while being perfectly positioned for those who love nature and recreation.

Within the heart of this community, you'll find coffee shops, grocery stores, and gas stations, with an eclectic mix of shops and restaurants in the Old City Quarter and downtown Nanaimo a short drive away. There is an off-leash dog park at nearby Colliery Dam, while the proximity to the aquatic centre, ice rink, and outdoor track is ideal for those who lead an active lifestyle, with a ballfield across the road for casual sports and play.

Enjoy breathtaking sunrises and sunsets as you watch the wildlife at nearby Buttertubs Marsh, while outdoor enthusiasts will appreciate the five-minute drive to Westwood Lake for walking and mountain biking. In addition, the Ridge Runner mountain bike trail is just ten minutes away, and the Parkway Trail runs right in front of the house.

Designed for comfort and convenience, this home offers a family-friendly layout boasting three bedrooms and a dedicated laundry room upstairs, and three bathrooms ensuring effortless daily living, and providing ample space for everyone. Quality workmanship is evident throughout, from the nine-foot ceilings that create a bright and airy space to the maple cabinetry that adds warmth and character, while a fireplace invites cozy evenings in.

A cherry tree in the lane provides a stunning burst of colour in the spring, while the landscaped yard creates an oasis for outdoor living. A detached garage offers secure parking at the rear of the property with additional room for guest parking or an RV.

This home is the perfect package offering the ideal combination of quality and comfort with a prime location just steps from recreation and everyday amenities.

Data and measurements have been provided by Artez, BC Assessment, and the Property Report, and should be verified if important.

FEATURES

Style:	Main Level Entry + Upper Level
Bedrooms:	3
Bathrooms:	3
Living Area:	1,923 Sqft.
Lot Size:	0.18-acre
Parking:	Detached Garage
Taxes:	\$4,484 (2024)
Features:	9' ceilings on main level Maple cabinetry Landscaped yard Close to amenities and recreation



FEATURED LISTING

by *Carlee Jahelka, BA*

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