

WELCOME TO 1635 YALE STREET

\$ 1,329,900

OAK BAY



Area	North Oak Bay
Bedrooms	4
Bathrooms	3
Lot Size	6600 sq ft
Floor Space	1918
Built in:	1951
Taxes	\$5,780
Tax Year	2023
MLS#	971829
Parking	Carport and driveway



To view interactive floor plans scan this QR code with your smart phone



1635 YALE ST

Tucked away in a great Oak Bay neighbourhood, on a quiet tree lined street, this charming character home is ready for your renovation and update ideas. With 3 bedrooms and 2 ½ baths, this 3 level home, with 1918 total sq ft, has been well maintained throughout the years. Living room area could accommodate a dining table. Primary bedroom and 4 pc ensuite on main floor plus spacious upstairs area with 2 bedrooms, half bath and plenty of storage. Updates include gas fireplace, double pane windows, and gas furnace and hot water tank. Bright kitchen with garden window overlooks east facing deck and park like yard. This 6600 sq ft lot has mature apple trees, beautiful star magnolia and many perennials. Down you'll find a rec room, office or 4th bedroom area, laundry and full bath with tub/shower. Ideal location with Oak Bay Village right at your doorstep. A quick walk to shops, restaurants, schools, parks, beach and rec centers near by.

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