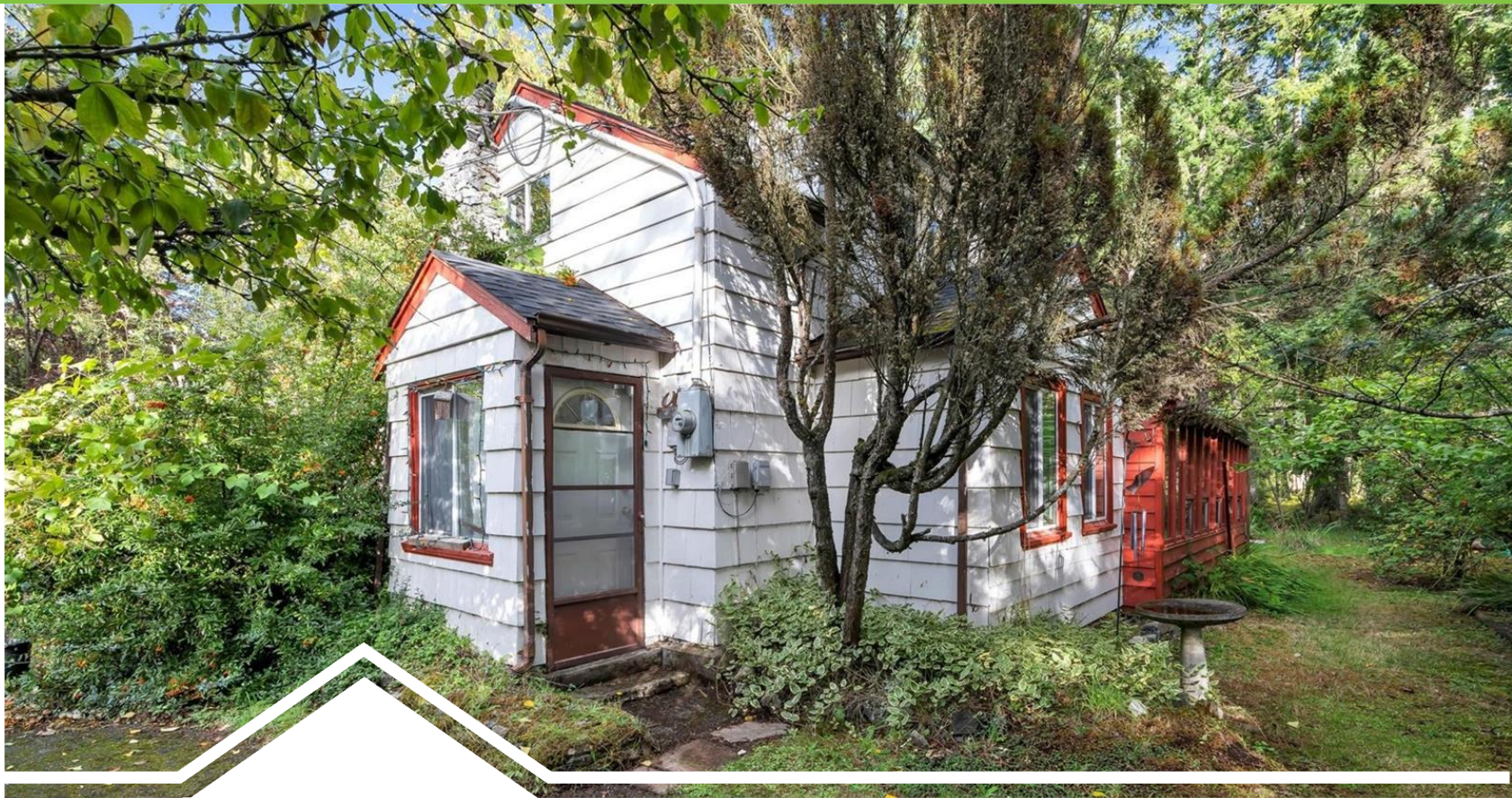




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**4505 Waldy Rd**

**\$499,000**

## Rural Private Location

FIXER-UPPER ON LARGE FLAT LOT IN COWICHAN BAY - Tucked down a little country lane, this two bedroom character home, on a level and usable .38 acres, offers a terrific opportunity to build some equity. This home has been well-loved and is being SOLD AS-IS. There is one bedroom on the main level and a spacious loft bedroom up. An attached sunroom with cedar tongue and groove paneling offers a pretty garden view, and a greenhouse is located on the sun-filled south side of the home. Featuring loads of parking, a double driveway, and ample space for growing gardens. Connected to CVRD sewer and backing onto a large acreage, this property is minutes to the quaint village of Cowichan Bay, and Bench Elementary School. Don't miss this hidden gem off coveted Cherry Point Road!

## FEATURES

<b>Area</b>	<b>Cowichan Bay</b>
<b>Bedrooms</b>	<b>2</b>
<b>Bathrooms</b>	<b>1</b>
<b>Lot Size</b>	<b>16552.8</b>
<b>Floor Space</b>	<b>1253</b>
<b>Age</b>	<b>1910</b>
<b>Taxes</b>	<b>2633</b>
<b>Tax Year</b>	<b>2022</b>
<b>MLS#</b>	<b>978014</b>



### Jason Finlayson

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