



# 1458 Adelaide Street

\$599,000



## Ocean Views & Development Potential!

Opportunity knocks with this great ocean view, subdividable, 2.46 acre, R-1 zoned property with solid and comfortable house in Crofton. This is a perfect invest and hold type offering with an adjacent 2.45 acre vacant parcel that's also for sale by the same seller which makes for great future opportunity to rezone to higher density (R-3 or higher) and then subdivide which is very favourable to North Cowichan! The 2 storey, 2120 sq. ft., older but updated home is beautifully kept with 3 bedrooms plus den, 2 bathrooms and features a huge entertainment sized deck with both privacy and fantastic ocean views. There's a detached double garage/ workshop, great outdoor space and a nicely landscaped yard with privacy hedging and mature trees. Invest here now and plan for dividends down the road!

### SPECS & FEATURES

Area	Z3 Crofton	Age	1956
Bedrooms	3	Taxes	5327
Bathrooms	2	Tax Year	2019
Lot Size	2.46	MLS#	467439
Floor Space	2120	Parking	Garage & Carport



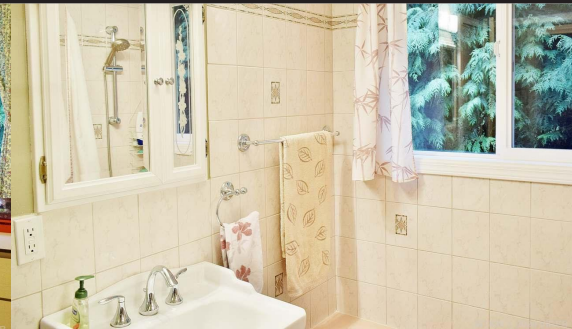
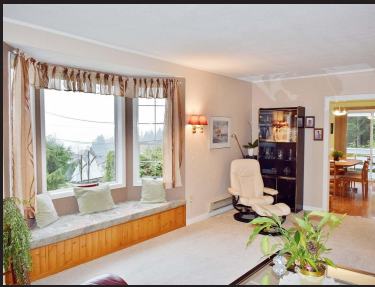
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