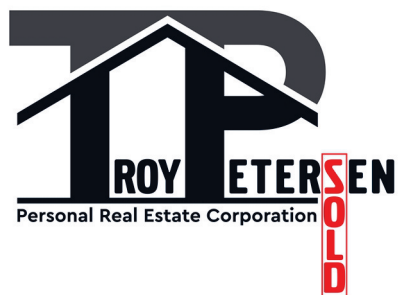


# FULLY RENOVATED ONE BEDROOM CONDO

**#202 - 1536**

**Hillside  
Avenue**

Oaklands



**TROY PETERSEN**

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# #202 - 1536 Hillside Ave

Oaklands

<b>List Price</b>	\$329,900
<b>MLS® Number</b>	406590
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Year Built</b>	1993
<b>Living Space</b>	653 finished sq.ft.
<b>Lot</b>	738 Sq.Ft. (Irreg.)
<b>Fuel &amp; Heat</b>	Electric Baseboard Heating
<b>Parking</b>	Uncovered, Visitors
<b>Schools</b>	61 Vic High Highschool, 61 Lansdowne Middle, 61 Oaklands Elementary
<b>Taxes</b>	\$1,358 for 2018
<b>Assessment</b>	\$282,700 for 2019
<b>Monthly Fees</b>	\$300.00

Fully updated condo at Oakland Park, priced to sell at \$329,900! Large one bedroom unit with 650sqft of living space plus sunny south facing balcony. Highlights include upgraded kitchen with stainless steel appliances and newer cabinets, laminate floors along with trims and crown moulding as well as handy insuite laundry and storage room. Buy with confidence in this 24 unit building that was fully remediated in 2008 with a large contingency fund (nearly \$300,000) and June 2018 Depreciation Report available for total peace of mind. Ideally located in the Oaklands area, a block to Hillside Mall for shopping, groceries and restaurants and a short walk to UVic and Camosun or hop on the #4 bus and head to school or downtown! Ideal for first time buyers, students and retirees alike. Parking, separate storage and bike storage included in the reasonable strata fee of \$300/month! Property taxes \$66/month after basic homeowner grant. Why rent when you can own!?! Hurry and view today!



**Sutton Group West Coast Realty**

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