



ADDITIONAL INFORMATION

MLS #: X12278130

List Price: \$419,900

Style: Residential Condo / Townhouse

Taxes: \$2,501 / 2024

Condo Fees: \$420.00 / Month

Condo Amenities: Visitor Parking



CONTACT US

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Info presented herein deemed to be correct but not proven, for marketing purposes only. Info and dimensions (approx) should be verified.
Details on awards and award levels can be found at www.royallepage.ca.

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#103-240 WATERLOO STREET
LONDON, ONTARIO



DESCRIPTION

Opportunity Knocks in South London's Cleardale Community Walkout Townhome with Endless Potential Tucked into a quiet, well-maintained complex in the desirable Cleardale neighbourhood, this 3-bedroom, 1.5-bathroom townhome offers a rare chance to make a space your own. Owned by the same family since 1994, this home has been cared for over the years and now awaits your vision and updates to bring it to its full potential. A private driveway and attached single-car garage welcome you home, while the location directly across from shared green space offers lovely open views, mature trees, and a sense of privacy rarely found in similar units. Inside, vinyl flooring runs through much of the main floor, where you'll find a convenient powder room near the entrance, a functional kitchen with great storage, and a bright dining area that overlooks a sun-soaked living room. Thanks to its south-facing exposure,

the natural light here is incredible. Upstairs, you'll find three good-sized bedrooms including a spacious primary with double closets, along with a full bathroom featuring a step-in tub. The walkout lower level is a fantastic bonus - complete with sliding doors to a quiet rear patio that backs onto single-family homes. There's also a den currently used for storage that offers plenty of flexible space. A bonus is there is a rough in for a basement bathroom as well. This home does need some work and is priced accordingly, presenting a great opportunity for buyers looking to customize, renovate, or invest. With quick access to the 401, Victoria Hospital, excellent schools, and all the conveniences of South London, this property is packed with potential. A solid investment in a great location - come see the possibilities for yourself! Condo fees include: windows, doors, shingles/roof, and exterior.

 Townhouse	 1,293.89 sq ft (approx)	 3 Bedrooms	 1.5 Bathrooms
 Cleardale	 \$419,900	 Approx Year Built: 1988	 1+1 Parking Spots

