

FOR SALE

# THE FOLIO GROUP

PRESENTS

#210-726 Lampson Street



CLOVER  
RESIDENTIAL



DISCOVER

# Esquimalt



Just minutes from Downtown Victoria, surrounded by water, and home to parks, beaches, and green spaces, Esquimalt offers a small-town feel and a strong sense of community.





**\$315,000**

**Neighbourhood:** Esquimalt

**Bedrooms:** 1

**Bathrooms:** 1

**Living Area:** 633 Sq.Ft. (strata plan)

**Year Built:** 1981

**Lot Size:** 742 Sq.Ft. (strata plan)

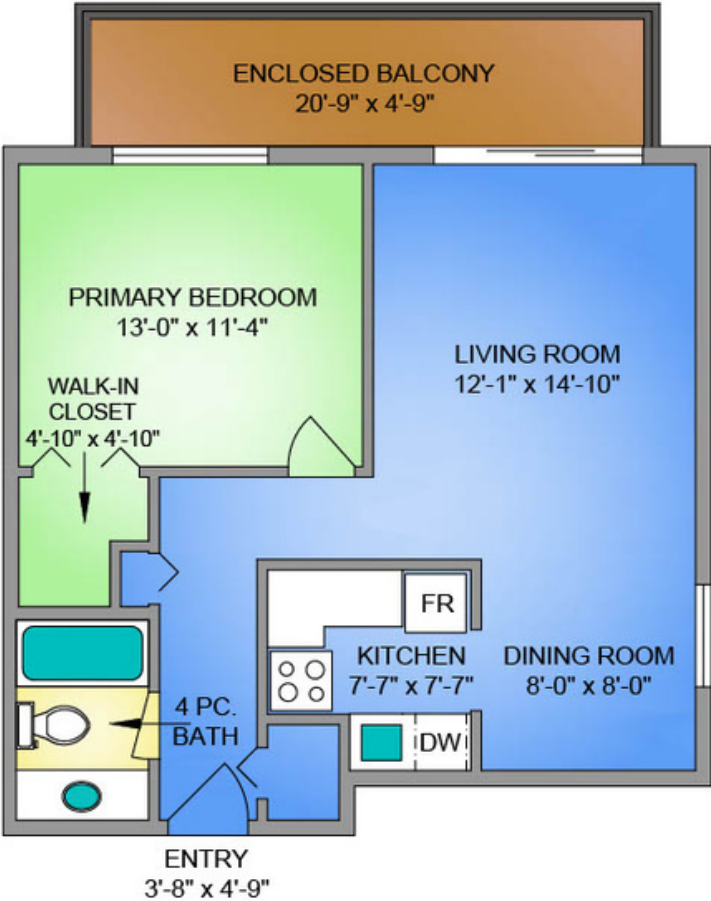
**Taxes:** \$1,396 (Tax Year: 2022)

**MLS:** 935421

## #210-726 Lampson Street

Here is your excellent opportunity to break into the real estate market! Whether you are a first time buyer, or a long term investor, this blank canvas has great potential. This 1 bed, 1 bath condo quietly backs onto High Rock Park in the popular residential neighbourhood of Rockheights. You'll enjoy the natural light throughout this southwest corner unit along with the extra space to relax on the 100 sq ft enclosed balcony with a quiet outlook. This unit wouldn't be complete without a spacious living area and primary bedroom, and features a walk-in closet and 4pc bath. Walk to shopping & amenities or the waterfront with popular Saxe Point and Macaulay Point only a short distance away. Practice your swing at prestigious Gorge Vale Golf Course or choose from numerous recreation centres nearby. Easy access to Downtown by bike or public transit with a bus stop right in front of the building. Conveniently includes carport parking stall, separate storage locker & common washer/dryer area on each floor. Professionally managed, new roof in 2021, and low strata fee with hot water included.

UNIT 210 - 726 LAMPSON STREET  
631 SQ. FT.  
8' CEILING HEIGHT



NORTH



250-884-9753  
matt@propermeasure.com  
www.propermeasure.com

UNIT 210 - 726 LAMPSON STREET		
JULY 5, 2023		
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL		
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	ENCLOSED BALCONY
FIRST	631	99





## GET TO KNOW US

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