

\$375,000 - 32 Mowat Boulevard Unit# 52, Kitchener

MLS® #40767553

\$375,000

3 Bedroom, 2.00 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

333 - Laurentian Hills/Country Hills W,
Kitchener, Ontario

Prime Investment Opportunity! This end-unit condo townhouse is an exceptional find, ideally positioned for investors seeking strong returns through both appreciation and potential rental income. Its coveted end-unit status and no rear neighbours offer enhanced privacy and a competitive edge in the rental market. The property backs onto green space and a playground, a significant amenity for attracting tenant families. The fully fenced, private yard with a large, shading tree and patio is a highly desirable feature for tenants, offering sought-after outdoor living space. The interior presents an open-plan living and dining area that is structurally sound but awaits some cosmetic updates. This blank canvas offers an excellent opportunity to execute a modern, high-ROI renovation that will significantly increase the property's rental yield and long-term resale value. This location is a significant asset for attracting and retaining quality tenants with superior transit & walkability: The property boasts a high level of convenience, being within walking distance of bus routes, schools, shopping, and parks. This reduces tenant reliance on a vehicle, even though there is parking right outside and opportunity for a second. The expressway is minutes away, providing seamless vehicular access to all of Kitchener-Waterloo and the broader region, making it an ideal hub for professionals commuting throughout the Tech Triangle. In a market with sustained demand



for quality rental housing, this property offers a compelling combination of low-maintenance updates, value-add potential, and a prime, transit-friendly location. (id:6289)

Built in 1974

Essential Information

Listing #	40767553
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	32 Mowat Boulevard Unit# 52
Subdivision	333 - Laurentian Hills/Country Hills W
City	Kitchener
Province	Ontario
Postal Code	N2E1X4

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Features	Backs on greenbelt, Sump Pump, Private Yard
Parking Spaces	1
Parking	Visitor Parking

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 2

Exterior

Exterior Brick, Vinyl siding

Foundation Block

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC., BROKERAGE



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