

\$824,900 - 407 Castlegrove Place, London North (north K)

MLS® #X12329508

\$824,900

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

North K, London North (north K), Ontario

Recently Renovated Duplex in Prime North London Location! Licensed, 4-level back-split detached home is a rare turnkey opportunity for investors or parents of Western University students. Offering excellent rental income, the property features two spacious, self-contained units each with two levels of living space and private outdoor areas. Unit A, renovated in 2021, offers a bright, open-concept main floor with living, dining, and kitchen areas, plus 3 generously sized bedrooms, 2 full bathrooms, and in-suite laundry on the upper level. Unit B is newly renovated and features two-level living with a modern open-concept layout, 2 large bedrooms, a full bathroom, and private laundry. In both units, bedrooms are located on a separate floor from the main living area, providing better privacy and sound insulation ideal for comfortable shared living. Each unit enjoys a private fenced yard with a storage shed and backs onto a peaceful park, offering beautiful views and added tranquility. The home sits on a large pie-shaped lot with parking for four vehicles. Rare utility separation includes two hydro meters, two furnaces, two A/C units, and two owned hot water heaters a major bonus for long-term investors. Currently tenanted for \$4,400/month, with tenants paying all utilities and handling lawn and snow maintenance. Unbeatable location near Western University, Masonville Mall, Costco, T&T Supermarket,



and excellent transit and amenities. A truly unique, income-generating gem in one of London's most desirable neighbourhoods.
(id:6289)

Essential Information

Listing #	X12329508
Price	\$824,900
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	407 Castlegrove Place
Subdivision	North K
City	London North (north K)
Province	Ontario
Postal Code	N6G1L1

Amenities

Amenities	Park, Public Transit, Schools, Separate Electricity Meters, Separate Heating Controls
Features	Wooded area, In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Two stoves, Two Washers, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
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Lot Description	41.6 x 110.3 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROCK STAR REAL ESTATE INC.



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