

\$484,000 - 358 Simcoe Street, London East (east K)

MLS® #X12480158

\$484,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

East K, London East (east K), Ontario

Mortgage Helper! Welcome to 358 Simcoe Street in the vibrant SOHO neighborhood of London, Ontario! This versatile property is perfect for investors, first-time homebuyers, or anyone seeking a fantastic opportunity in a up-and-coming community. Currently rented for a total of \$3500/month (Front 2 Bedroom rented for \$2000/ Back 1 Bedroom rented for \$1500) With two separate living spaces, this home offers both comfort and convenience. The front unit boasts a beautifully updated kitchen with modern, 3-year-old cabinetry, stainless steel appliances, a stylish tile backsplash, and a charming butcher block island perfect for meal prep and gatherings. The spacious living room and the dining/rec room, featuring a stunning cathedral ceiling with exposed wood beams, create a warm and inviting atmosphere. You'll find two generous bedrooms and a large, bright four-piece bathroom that completes this lovely space. Step outside onto the large patio, where you can enjoy the picturesque surroundings of this friendly neighbourhood. The back unit offers a cozy sunroom that flows seamlessly into a sizable kitchen and dining area, making it perfect for entertaining or relaxing. The large living room, with its high ceilings, is ideal for cozy movie nights or enjoying your favorite book. There's also a comfortable bedroom and a well-appointed three-piece bathroom, making this space a true retreat. The backyard is surprisingly spacious, featuring a charming stone patio, a sizable shed for your



storage needs, and a sense of privacy that's often hard to find in the downtown core. Plus, parking for five vehicles adds to the convenience. This is a truly unique opportunity to own a versatile property in a dynamic, up-and-coming area, where community spirit and vibrancy thrive. Don't miss out on making this wonderful house your new home or investment! (id:6289)

Essential Information

Listing #	X12480158
Price	\$484,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	358 Simcoe Street
Subdivision	East K
City	London East (east K)
Province	Ontario
Postal Code	N6B1J7

Amenities

Amenities	Hospital, Park, Place of Worship, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Flat site
Parking Spaces	5
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Hot Water Instant, Two stoves, Washer, Two Refrigerators
Heating	Other Radiant heat
Cooling	None

of Stories 1

Exterior

Exterior Vinyl siding
Exterior Features Landscaped
Lot Description 39 x 165 FT
Foundation Block, Poured Concrete, Brick

Listing Details

Listing Office BLUE FOREST REALTY INC.



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