

4 LOCKYER ROAD, GUELPH, ON N1G 1K1



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## FOR SALE

• 3 BEDROOMS & 2 BATHROOMS



3 BEDROOM



2 BATHROOMS



1064



**JACKIE HARRISON, BROKER**  
**CATHERINE FEATHERSTON,**  
YOUR JOURNEY TEAM

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**(519) 836-1072**



**VIEW ONLINE**

<https://tours.visualadvantage.ca/725779cd/>



RARE FIND - All the work has been done in this charming, updated bungalow located on a quiet dead end street in The Old University area. You will appreciate the large lot, the freshly painted exterior, the detached garage and the bright spacious layout that features an updated bathroom, two gorgeous new bathrooms, maple hardwood throughout and a full-size basement with separate entrance that lends itself to many different opportunities. Ideal for extra living space or create your 2-unit dwelling. The location is 2nd to none, as it's walking distance to The University of Guelph, all amenities, downtown, all the great schools, plus there are many parks, sports fields and trails to enjoy an active lifestyle. Simply move in and enjoy! Or tear down and build your dream home. Either way, you can take advantage of this gorgeous 75 foot wide lot.



**FEATURES**

- Hardwood Floors
- Carpet free home
- Updated throughout
- Bright well appointed layout
- Incredible yard!
- Separate entrance



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