



**MILLER REAL ESTATE TEAM**  
**630 Hamilton Avenue**





This bright 1952 sqft, four bedroom, two bathroom home is situated on a 5880 sqft lot with a fully fenced yard and lane access. This is a quiet street near University Village Mall, transit, VIU, and both levels of schools. With two bedrooms on the main floor and a two-bedroom unauthorized suite on the lower level, this property is perfect for an investment property, to rent out one of the

suites or to easily convert it into all one living space. The main level has a kitchen, dining room, four piece bathroom, and living room with wood burning fireplace. The laundry is located in the attached covered sunroom. The vacant lower level has a spacious living/dining area, kitchen with laundry, four piece bathroom and large fully enclosed attached patio.



## Specifications



City: Nanaimo  
Zoning: R1  
Home Size: 1,948 sqft  
Taxes: \$3,817 (2023)  
Construction: Frame  
Exterior Finish: Stucco & Vinyl  
Roof: Fibreglass Shingle  
Lot Size: 5,880 sqft  
Bedrooms: 4  
Bathrooms: 2  
Heat: Electric Baseboard  
Schools: Bayview Elementary & John Barsby Secondary

# South Nanaimo

All data & measurements are approximate & should be verified if important.



Thank you for viewing 630 Hamilton Avenue  
Additional Information Available at [MillerRealEstate.com](http://MillerRealEstate.com)



Additional Professional  
Photographs

Available to  
View on the  
Miller Real  
Estate Team  
Website

3D Immersive  
Tour & Interactive Floor Plan

Custom Video with Exterior  
& Interior Highlights

**Andrew Miller**

Personal Real Estate Corporation

**Jim Miller**

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MILLER REAL ESTATE TEAM

**RE/MAX**  
OF NANAIMO

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