



## Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

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71 ARNOLD Street  
Kitchener, Ontario N2H 6C9  
\$599,900  
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### Description

What an ideal opportunity to get your foot in the door of Kitchener-Waterloo's hectic housing market! This tidy two-bedroom home sits in a central Kitchener location - just a few minutes from DTK, a few turns from the Kitchener train station, with inter-city GO and VIA Rail service, and right around the corner from expressway access at Wellington Street. Peace of mind is part of the package here, with extensive recent updates both mechanically and cosmetically. In addition to a complete basement reno in 2019, the next owners will also be able to enjoy a fresh, open concept kitchen on the main floor. Big-ticket updates include all plumbing, all new windows, a new (owned) water heater, and newer roofs on both the garage (2021) and the house itself (2018). The large, detached garage and newer deck both complement an expansive fully-fenced backyard - a great venue for entertaining! Handy to parks, and walkable to schools, shops and more. Don't miss out! Offers presented on March 8th at 4 pm, please submit registration by 12noon.

### Property Information

Style: 1-1/2 Storey  
Bedrooms: 2

Ownership: Freehold  
SquareFeet: 1000  
Full Bathrooms: 1

### Rooms

Primary Bedroom : 13ft. 5in. X 11ft. 5in.  
Living room : 12ft. 0in. X 12ft. 0in.  
4pc Bathroom : 0ft. 0in. X 0ft. 0in.  
Dining room : 11ft. 6in. X 10ft. 9in.  
Kitchen : 11ft. 8in. X 10ft. 0in.  
Bedroom : 15ft. 9in. X 13ft. 5in.  
Storage : 0ft. 0in. X 0ft. 0in.  
Recreation room : 0ft. 0in. X 0ft. 0in.  
Bonus Room : 0ft. 0in. X 0ft. 0in.  
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Bedroom : 0ft. 0in. X 0ft. 0in.  
Kitchen : 11ft. 2in. X 11ft. 2in.  
Laundry room : 11ft. 12in. X 11ft. 12in.