

PEMBERTON HOLMES

· ESTABLISHED 1887 ·

440 HILLCREST AVENUE
NANAIMO BC



Move-In Ready Charm in One of Nanaimo's Most Loved Neighborhoods

Step into comfort and convenience with this bright and well-maintained 3-bedroom rancher on a level lot in a quiet, family-friendly neighborhood.

Just minutes from shopping, transit, and Vancouver Island University, this home is perfectly located for both retirees and young families.

Inside, you'll find warm laminate floors in the main living areas, plush carpets in the bedrooms, and a spacious primary suite with a 2-piece ensuite. The open-concept kitchen and living room create a welcoming space for gatherings and everyday life. Enjoy direct garage access from the hallway - ideal for unloading groceries with ease.

Step out the back door to your fully fenced yard, complete with mature landscaping, lawn, and a private workshop for your projects and passions. Bonus rear-alley access offers flexible options for RV parking or extra storage. This is more than a house - it's your next chapter.

Don't miss this rare opportunity in one of Nanaimo's most popular locations!

 Watch Video





Open plan living and dining in this fantastic one-level rancher. Easy access direct from the covered porch or attached garage makes unloading groceries easy. This home boasts 3 bedrooms, the master having a separate ensuite and located at the rear of the property. The two adjoining bedrooms are similar sized and offer built in closets and ample room as bedrooms or office space or even a crafting room. The kitchen has built-in cupboards and upper with lots of counter space for food preparation.

A large breakfast bar complements the space for the kids! The open plan dining and living room offering bright illumination to enhance the wood stove offering additional heat if required with mature shrubs, a lawn to the rear and front garden.



space, ideal for a quick snack of feeding the
om area is bright and feratures a skylight
e space. The living room has a faux electric
quired. Outside the home has been planted
with laneway access and wildflowers in the



Nanaimo Waterfront and Harbour

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Bedrooms	3
Bathrooms	2
Sq Footage	1,175 sq ft*
Lot Size	0.15 acres
Taxes (2024)	\$ 3,997
Amenities	Close to recreation and transport routes. Close to shopping and schools.

Elementary School	Fairview Elementary
Secondary School	Nanaimo District Secondary School

* Please verify if important

Visit <http://440hillcrestave.info> for more photos
and a video of this home.

Find out more about this property online at
<https://chapmancoombs.com/featured/property/731>

Discover Nanaimo's Hidden Gem: The University District

Welcome to Nanaimo's vibrant University District - where lifestyle, location, and livability come together in perfect harmony. Set against the natural beauty of Vancouver Island, this sought-after neighborhood offers an ideal blend of urban convenience and outdoor charm, making it one of the fastest-growing and most desirable areas to call home.

Just minutes from Vancouver Island University (VIU), the district buzzes with youthful energy, cultural events, and a strong sense of community. Whether you're a young family, a working professional, or a retiree, the University District offers unmatched access to top-rated schools, modern healthcare, local dining, and essential services - all within a peaceful, residential setting.

Why buyers love the University District:

- Walkable to VIU, parks, and schools
- Short drive to downtown Nanaimo and Departure Bay ferry terminal
- Close to shopping, transit, and recreational amenities
- Family-friendly vibe with tree-lined streets and community parks
- A sound investment in a rapidly appreciating area

Nature lovers will appreciate being just minutes from Westwood Lake, Buttertubs Marsh, and countless hiking and biking trails. Plus, with the university nearby, there's a strong rental market—making this a smart buy whether you're looking to live in or invest.

To book an appointment to view this home, please contact the listing agent directly at (250) 327-1593.