

WELCOME TO  
**235 Young Street**



**WOOLCOTT**  
REAL ESTATE





Welcome to this Charming Corktown duplex with incredible income potential. This all brick beautifully maintained 2.5-storey duplex is ideally situated on the border of Hamilton's vibrant Corktown and Stinson neighbourhoods. Offering over 1,647 square feet of well-designed living space, this home is a standout opportunity for investors or savvy buyers looking to live in one unit and rent the other. The main floor unit boasts a bright open-concept layout with a large living, dining and kitchen area. A spacious bedroom and a four-piece bathroom provide the perfect balance of comfort and privacy. The in-suite laundry is located on the spacious lower level for your own convenience. Upstairs, the second unit is two levels and is full of natural light! Featuring an eat-in kitchen with a cozy living room, a four-piece bathroom and in-suite laundry complete this unit. The second level offers two sunny bedrooms with generous closet space – perfect for tenants or extended family. Also enjoy access to the private backyard garden oasis through the first level on this unit. This meticulously cared-for property features separate hydro meters, fresh paint throughout and a list of thoughtful updates in 2022, including new flashing, fascia, exterior doors, stair reinforcement and more.







1,529 Sq. Ft.



\$3,061 / 2024



3



2



## Room Measurements

### MAIN LEVEL

Foyer	3.10" x 13'1"
Living Room	12' x 10'11"
Kitchen	11'10" x 10'7"
Bedroom	10'11" x 10'

### UPPER LEVEL

Living Room	14'9" x 9'6"
Dining Room	8'7" x 7'6"
Kitchen	8'7" x 14'6"

### THIRD LEVEL

Bedroom	12'7" x 14'7"
Bedroom	12'9" x 12'2"







**Drew Woolcott**  
BROKER

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