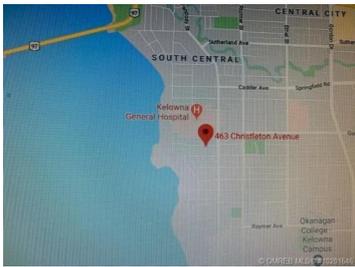




463 Christleton Avenue Kelowna

KS - Kelowna South

\$575,000



TEAM HAMER-JACKSON with RE/MAX proudly presents...Awesome opportunity to get a foothold in the super sought after Kelowna South "hospital area" just a few blocks from the lake, parks and beach accesses. This half duplex basically backs onto the hospital so investment will bring high rental revenue or make it your home where you can walk to everything. This block is full of new luxury homes so land value is at a premium. Note the assessed value at \$671,000. Inside there is an updated kitchen, some bathroom updates and the roof is in good shape. There is a large underground basement area that has another bedroom (no window" plus more useable space. There is lane access and an older, detached single car garage. -Non-professional photos from a few yrs ago to protect current tenant's personal belongings-- Be quick to this million dollar location.



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