



## 465 - 467 Killarney Road Kelowna

RN - Rutland North

# \$729,900

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TEAM HAMER-JACKSON FROM RE/MAX KELOWNA Presents this unique opportunity to own a solid FULL DUPLEX on a nice quiet street and large flat lot with fully fenced backyards, nice covered decks with mountain views, close to transit and UBCO etc. 8 bedroom, 4 bathroom building approximately 3300 sqft. 467 side has 4 bedrooms and has had a total renovation top to bottom all to code and demands great rent. New kitchen with soft close cabinetry, flooring, bathrooms, trim work and doors, plumbing and more. Unit 465 side also has 4 bedrooms, 2 full bathrooms and is ready for some TLC and sweat equity to make the whole building a solid performing investment for years to come. Approximately 1650 sqft per side. The building had a new roof put on in 2016. Tenanted on both sides and generates over \$3200/month in rent. If 465 side was renovated it could command much more. Nice quiet neighborhood with easy access to the highway and McCurdy shopping areas. Chichester wetland park is a short walk close by. Solid income generating investment. Lots of upside potential. Assume the tenanted package or live in one side and rent the other. Not many Duplexes like this. Call Team Hamer-Jackson today for more information!

**Rick Hamer-Jackson**

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