

1095 Graham Road Kelowna British Columbia

$998,000

Opportunities like this don't come along every day! Offering two separate residences, impressive flexibility and exciting future potential, this unique duplex presents an exceptional opportunity for investors, developers and multi-generational families alike. Both homes offer functional living spaces, bright interiors and practical kitchens featuring ample cabinetry, generous counter space and stainless steel appliances. The living areas are welcoming and filled with natural light, while the existing layouts provide plenty of room to accommodate a variety of living arrangements. One side currently offers five bedrooms and two bathrooms, while the other features three bedrooms and one bathroom, with the potential to configure both residences to offer up to five bedrooms each. Outside, enjoy a generous yard, mature trees and excellent access and parking options, with the added advantage of access from two separate roads. One side is currently tenanted, providing immediate rental income, while the other is vacant and ready for its next chapter. The location is exceptionally convenient, just steps from Costco and alongside a bus stop, with everyday amenities close at hand. For those thinking beyond the existing homes, the property's Official Community Plan designation offers exciting longer-term possibilities, with the potential to support an 8-16 unit development, subject to City approvals and buyer verification. Whether you envision a multi-family investment, a property to accommodate extended family or an exciting redevelopment project, this is a property with multiple avenues of opportunity and tremendous potential. (id:6769)

Recreation room 18'8'' x 24'1''
Recreation room 15'4'' x 20'8''
Primary Bedroom 15'10'' x 10'3''
Bedroom 9'9'' x 10'6''
4pc Bathroom 5'0'' x 8'5''
Primary Bedroom 10'6'' x 13'3''
Living room 13'3'' x 12'0''
Dining room 10'4'' x 13'2''
Bedroom 10'7'' x 8'0''
4pc Bathroom 5'0'' x 7'10''
Living room 16'11'' x 12'11''
Kitchen 10'9'' x 9'0''
Dining room 8'7'' x 8'7''
Bedroom 8'3'' x 9'11''
Bedroom 10'8'' x 12'8''
Bedroom 10'7'' x 8'0''

Listing Presented By:

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Bedroom 8'4" x 9'11"

3pc Bathroom 4'11" x 9'0"

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