



## 800 Merlot Avenue 2 Oliver British Columbia

\$315,000

Great Location! Rare opportunity to own a lower-level unit in a desirable 4-plex in the sought-after Tuc El Nuit area, just steps from the lake. This spacious single-level 2-bedroom home offers a bright open floor plan, plenty of parking, and easy living in sunny Oliver, BC. This well-maintained 1,195 sq. ft. unit features 2 bedrooms, 1 bathroom, a heat pump, storage, parking. Enjoy the lovely southern exposure from the front deck. The complex consists of 2 lower units and 2 upper units with a small self-run strata. Yard work and maintenance are shared between the four homes, approximately \$1,200 per year. Prime location -- only one block from Tuc El Nuit Lake Rotary Beach, and Nk'Mip Golf Course. Excellent investment opportunity -- buy now and move in later! Great tenant already in place. Perfect as a full-time residence, seasonal getaway, or revenue property. (id:6769)

Primary Bedroom 15'10" x 14'3"

Living room 14'10" x 16'4"

Laundry room 6'5" x 6'11"

Kitchen 8'11" x 11'

Foyer 16'11" x 3'11"

Dining room 14'11" x 8'11"

Dining nook 7'11" x 8'11"

Bedroom 10'4" x 13'5"

Full bathroom 4'10" x 9'8"

Listing Presented By:



Originally Listed by:

RE/MAX Wine Capital Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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