



## 345 Dougall Road 102 Kelowna British Columbia

\$230,000

Experience modern micro-living at UniK-town, ideally situated in the vibrant heart of Rutland! With a walk score of 83, you're steps away from shopping, parks, and dining, making it perfect for urban dwellers and students alike. Just a quick 12-minute bus ride to UBCO, this property offers a seamless blend of comfort and convenience for students or a turnkey investment opportunity for savvy investors. The fully furnished unit maximizes functionality, featuring a Murphy bed/sofa combo, in-suite laundry, stainless steel appliances, and a versatile built-in dining nook. Enjoy panoramic city views from the rooftop terrace, connect in the communal lounge, and take advantage of secure storage and bike facilities. With a reliable tenant already in place at \$1,325/month, this hassle-free property provides immediate rental income. Don't wait—book your private showing now to secure this exceptional opportunity before spring demand kicks in! (id:6769)

3pc Bathroom Measurements not available

Bedroom - Bachelor 9'11" x 31'5"

Listing Presented By:



Originally Listed by:  
Stilhavn Real Estate Services

<http://www.kelseyfairbank.com/>

**RE/MAX Kelowna**

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