



# 555 Rowcliffe Avenue 305 Kelowna British Columbia

\$265,000

Immaculate and nicely updated 2 bedroom 2 bath home in The Regency, a 55+ complex in Kelowna South, within easy walking distance of the beach/lake as well as downtown and the Pandosy area. Laminate flooring throughout, with a bright kitchen that was fully renovated 3 years ago. The unit was recently painted, some new fixtures added, and a new heat pump AC unit was installed. The primary suite is very spacious with a 3 piece ensuite and ample closet space. Nice size open patio for summer lounging. Each floor has its own complimentary laundry room, so you pick a time spot that works for you, for your exclusive use, and then there are also open times for anyone's use. (Only 8 units per floor, so lots of time open.) Strata fees also include water, and there's no gas, so your only utility is electricity. Property taxes, with the rebate, are well under \$100/mo so this is a great option for someone downsizing but still wanting a good place in a great location! Assigned parking stall. Storage room for bikes, etc. All windows in the complex were replaced about 4 years ago, and this specific unit also had its patio door replaced. (Also a fantastic investment opportunity as it can be rented to 55+, and your cap rate would be approx 7% with 20% down.) (id:6769)

Foyer 10'5" x 7'5"

3pc Ensuite bath 5'1" x 7'10"

4pc Bathroom 7'10" x 7'8"

Bedroom 13'1" x 9'8"

Primary Bedroom 16'5" x 11'8"

Living room 16'8" x 17'8"

Kitchen 10'8" x 8'5"

Listing Presented By:



Originally Listed by:  
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