



422 Rutland Road Kelowna British Columbia

\$587,000

Excellent opportunity for first-time buyers and investors alike! This move-in ready 3 bedroom, 2 full bathroom half duplex offers flexibility, updates, & income potential in a convenient central location close to transit, schools, and shopping. The upper level has been newly renovated with fresh paint, new flooring, & upgraded Starline windows creating a bright, modern living space. Major upgrades have already been completed including a newer roof, furnace, gas hot water tank, appliances, & updated shower allowing for low maintenance ownership & peace of mind. The lower level features a self-contained 1 bedroom suite with separate laundry, ideal as a mortgage helper or for extended family living. It was a two bedroom & with the replacement of one wall it could easily be converted back. Outside, enjoy a large fenced backyard, two storage sheds, & abundant parking for multiple vehicles or recreational toys. Whether you're entering the market or expanding your investment portfolio, we believe this price offers great value when compared to similar units sold & considering the revenue this home can bring as a rental. The main level fetches \$2100 a month, the lower level could currently bring in around \$1400 as is, or possibly up to \$2100.00 if improved. We are looking at approximately \$3,500.00-\$4,200.00 per month of rental revenue. At a borrowing cost of approximately \$500 a month per \$100,000.00 borrowed, this home should be cash flow positive at the listed price. (id:6769)

Listing Presented By:



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Century 21 Assurance Realty Ltd

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RE/MAX Kelowna

RE/MAX Kelowna

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- Foyer 5'11" x 9'6"
- Foyer 6'4" x 8'0"
- Dining room 10'4" x 9'4"
- Bedroom 13'1" x 9'11"
- Primary Bedroom 13'1" x 10'10"
- Full bathroom 6'11" x 6'6"
- Living room 18'2" x 11'6"
- Other 5'0" x 7'9"
- Other 5' x 5'6"
- Full bathroom 6'10" x 6'0"
- Bedroom 12'7" x 9'0"
- Living room 20'7" x 18'4"
- Dining room 10'0" x 8'6"
- Kitchen 3'0" x 10'10"

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