



## 458-460 Keithley Road Kelowna British Columbia

\$899,000

Fantastic investment opportunity with a well-maintained side-by-side FULL DUPLEX delivering a 4.84% CAP and impressive ROI. One side offers 3 bedrooms, the other 2 + bonus, a full bath, a kitchen with newer appliances, and in-unit laundry. The single garages have been converted into living space with ample storage but can easily be reverted if desired. Enjoy plenty of parking and large fully fenced yards—one side boasts a pond, garden plots, and an above-ground pool, while the other features an amazing children's play structure. With close proximity to UBCO, the McCurdy main artery, and future land use zoned C-NHD, it's a "set it and forget it" until redevelopment potential comes calling! (id:6769)

Storage 9'9" x 12'4"

Storage 10'4" x 9'8"

Primary Bedroom 10'4" x 14'7"

Other 9'9" x 12'2"

Bedroom 9'1" x 7'7"

Primary Bedroom 9'11" x 14'5"

Full bathroom 4'11" x 7'7"

Dining room 4'9" x 13'10"

Kitchen 11'2" x 9'7"

Living room 14'4" x 11'2"

Bedroom 8'7" x 11'9"

Bedroom 9'11" x 14'3"

Full bathroom 4'11" x 7'5"

Kitchen 11'11" x 9'4"

Dining room 4'11" x 9'4"

Living room 19'6" x 11'7"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.myokanaganproperty.ca/>

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