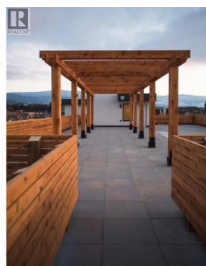
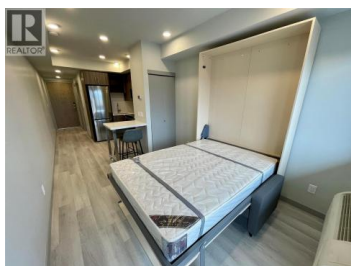




345 Dougall Road 206 Kelowna British Columbia

Rutland North

\$225,000



Investment Opportunity in Uni-K Town -- Turnkey Studio in Central Kelowna

Welcome to this affordable and versatile studio at Uni-K Town, a modern, centrally located development in Kelowna's Rutland Central District. Offering approximately 315 square feet of thoughtfully designed living space, this turnkey home is an excellent opportunity for investors, students, first-time buyers, or anyone seeking an efficient and affordable home. The studio features a built-in pullout Murphy bed with an integrated sofa, full-size kitchen appliances, a dining/home-office area, in-suite stacked washer and dryer, and a private storage locker. The second-floor corner location offers an appealing outlook while maximizing natural light and privacy. Enjoy exceptional convenience with Plaza 33 Shopping Centre, parks, schools, restaurants, the YMCA, community library, transit, and everyday amenities all within easy walking distance. Rutland Bus Exchange is approximately a three minute walk away, with UBC Okanagan just a short bus ride from home--making this an ideal option for student housing. With monthly rentals permitted, strong tenant appeal, and Kelowna's historically low vacancy environment, this property offers excellent potential as a rental investment or affordable owner-occupied home. A smart, low-maintenance opportunity in a convenient location- don't miss your chance to own at Uni-K Town...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

John P. Douglas

Sotheby's International Realty Canada

Phone: (250) 826-7265

