



## 255 Holbrook Road Kelowna British Columbia

Rutland South

# \$998,000



Welcome to 255 Holbrook Rd West! This full duplex is a great opportunity for investors or multi generational families living under one roof! It is EASY TO SUITE, making it a potential 4-plex, or an excellent development property for a 6-plex (this lot appears to fit the requirements for the fast track infill "Field House6" plan [www.faasarch.com/field6](http://www.faasarch.com/field6)). The large 0.22 acre lot is 75x125. The main level on both sides of this home offer spacious floor plans with large windows, U-shaped kitchen, 2 generously sized bedrooms, and 1 full 4-piece bath with a tiled tub & shower combo. SIDE A: The basement also includes another bedroom, its own laundry and plenty of space to customize in the rest of the partially finished basement! SIDE B: Heading downstairs includes access to the garage and a finished basement with another bedroom, large rec room, den, and a water closet off the open laundry area. Lots of parking with carport and room for an RV, plenty of storage space. Separate hot water tanks (replaced in 2024 & 2022), 100a service each and a recently pumped septic tank. Centrally located just minutes from groceries, shopping, parks and all the other amenities of HWY 33! (id:6769)

**Colin Krieg**

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