



## 265 Froelich Road 306 Kelowna British Columbia

Rutland North

# \$330,000



Discover your ideal home at The Bench II, a beautifully updated 2 bed, 1 bath condo, nestled in a vibrant 55+ community! This well-maintained unit features modern updates, including laminate flooring throughout the kitchen, living room, and bedrooms, and new luxury vinyl tile (LVT) flooring in the bathroom, which comes with a 25-year warranty. The bathroom also received a stylish upgrade in 2021 with a new vanity. Enjoy the convenience of brand-new appliances added in 2023, along with a washer and dryer installed in 2022.

This condo stands out with 2 spacious balconies—one off the bedroom and another off the living room, ideal for sipping a glass of wine while watching the sunset from the west-facing balcony. The generous bathroom adds to the comfort, while the common room with a library offers a peaceful space for reading or socializing. Additional amenities include underground parking, secure storage within the building, guest parking, and a guest suite available for rent for out-of-town visitors. Social activities such as dinners, exercise classes, and coffee times create a welcoming community atmosphere. Enjoy the ease of quick possession, perfect for settling in without delay. Location is key—just 15 mins to YLW, 20 mins to the hospital, and within a short walk to your bank, library, grocery stores, restaurants, thrift stores, and transit. This is more than just a con...



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