



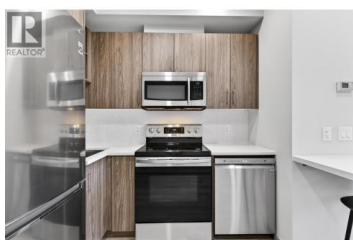
345 Dougall Road 317 Kelowna British Columbia

Rutland South

\$200,000



Impeccably clean and exceptionally well-cared for, this third-floor studio unit in a beautiful, newer Kelowna building presents the perfect opportunity for an investment, first-time purchase, or student accommodation. Thoughtfully designed to maximize every square foot, the unit features a space-saving Murphy bed and essential in-suite laundry. Enjoy your morning coffee and breathtaking mountain views from the privacy of your east-facing patio. The unit includes one dedicated parking space. The location is truly exceptional, offering unmatched convenience with essential amenities just steps away: major transit routes, full-service grocery stores, diverse restaurants, and the YMCA recreation center. For students, the property offers an easy, short drive to the University of British Columbia Okanagan (UBCO). This is a turn-key residence ready for immediate occupancy. With the unit currently vacant and quick possession readily available, this highly sought-after entry point into the Kelowna real estate market awaits your signature. Secure a fantastic property that promises both lifestyle and lasting value. (id:6769)



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