



## 565 Eastbourne Road Kelowna British Columbia

Rutland South

**\$799,000**



Welcome to 565 Eastbourne Road! This charming split-level home is full of character and potential, offering a spacious backyard ready for your personal vision – whether it's a serene retreat or a vibrant outdoor oasis. Inside, the thoughtfully designed layout features 4 bedrooms, 2 bathrooms, and a bright, extended sunroom ideal for year-round enjoyment. The heart of the home is the sun-filled living room, complete with a cozy natural gas fireplace that adds warmth and comfort throughout. On the main level, you'll find the primary bedroom with a generous closet, a second large bedroom, and a beautifully finished 4-piece bathroom. Downstairs, a separate entrance leads to a fully self-contained 2-bedroom suite – perfect for rental income, multi-generational living, or welcoming guests. Significant upgrades include: Windows (2019), Roof (2017), Hot Water Tank (2017), Furnace (2017), Exterior Siding (2019), Flooring (2020), Fence (2024). Located just minutes from Willow Park Shopping Centre, the YMCA, top-rated schools, UBCO, Kelowna International Airport, and the stunning Black Mountain Golf Course. Step outside to explore nearby nature trails, soak in breathtaking views, and experience the peace and privacy this location offers. Whether you're looking for a quiet place to unwind or a home that supports an active lifestyle, 565 Eastbourne Road delivers the perfect blend of comfort, opp...



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