



## 445 Holbrook Road 9 Kelowna British Columbia

Rutland South

# \$365,000



Welcome to Holbrook Manor and this charming 2 bed 1 bath unit that is simply perfect for first time buyers or those looking for an affordable home with lots of extras! Well maintained with new flooring, windows, updated kitchen, and newly installed baseboard heaters in 2023, this ground corner floor unit has its own exterior entrance with perfect access to the common green space. Are you in need of storage? Not to worry, this unit comes with an incredible amount that includes a 200 sqft in-suite crawl space with an additional 10'x7' storage locker! Do you have a large doggo and can't find a place that will allow one? Got you covered as this strata welcomes a dog up to 24" at the shoulder. This unit boasts a very functional layout complete with bonus space perfect for an at home gym or office space. The location of Holbrook Manor can't be beat and offers a blend of a quiet residential area that is still walking distance to grocery stores, restaurants, parks, schools, public transit, and all of life's amenities. Parking stall is included with plenty of additional parking out front of the building. A wonderful opportunity to own your own space and won't break the bank, book your showing today! (id:6769)

### Amy Blake

Royal LePage Kelowna

Phone: (250) 878-5590

<http://www.homesbyamy.ca/>



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

