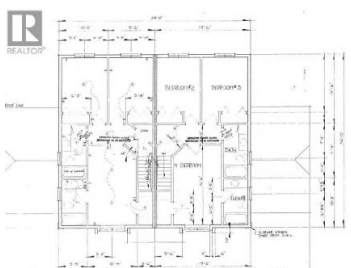
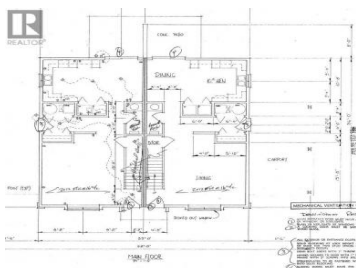




## Laurier Avenue Kelowna British Columbia

Kelowna South

**\$1,180,000**



Priced BELOW Assessment! Great central location! A fantastic opportunity for multigenerational living, rental income, or future development, this full duplex home offers exceptional privacy and flexibility. Situated on a 0.23-acre lot, the blank-canvas backyard is ideal for your ideas. This home features a mirrored image on both sides with 3 bedrooms and 1 bath up on each side with a warm, inviting, and generous living room and kitchen on the main floors. Highlights include single carports on each side, private backyard, and a functional layout well-suited for extended family living or rental potential with thoughtful design for privacy between each side. Developers take note: this property can be included in a two-title land assembly with the adjacent duplex at 1033/1035 Laurier, creating a prime 16,533 sq. ft. MF1-zoned development site with a combined 125 feet of road frontage. Both properties historically generated holding income. Combined package deal price is \$1.785 million ( \$685,000 for the adjacent single family home with legal suite at 1025 Laurier and \$1,100,000.00 for the Duplex at 1033/1035 Laurier). Overall a versatile offering with immediate value and long-term upside--ideal for multigenerational buyers, investors, or developers. (id:6769)

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