



# 156-158 Adventure Road Kelowna British Columbia

\$1,199,000

Investor Alert! Exceptional opportunity to own a fully tenanted duplex offering 3 income-producing rental units in a quiet, family-friendly cul-de-sac. This duplex features 3 separate rental units, all currently tenanted, providing immediate cash flow. Each side of the duplex offers its own dedicated parking & carport, while the property also includes a detached oversized garage, adding valuable storage or additional rental possibilities. Unit 156 features 2 self-contained living spaces. The upper level offers a spacious floor plan with a large living room, 2 generous bedrooms, & an updated kitchen. The lower-level suite includes 3 well-sized bedrooms, updated kitchen, large recreation/living area, & access to shared laundry. This side of the duplex has a newer furnace & hot water tank, & enjoys a private, fenced backyard. Unit 158 occupies the entire opposite side of the duplex & offers an excellent family layout with four beds and two baths. The floor plan includes a large kitchen with an adjoining dining area, a bright living room, & a generous rec room in the basement, providing plenty of flexible living space for tenants. Ideally situated close to shopping, parks, public transit, & amenities, this property is also within walking distance of a sought-after French immersion school, making it an attractive location for families. With multiple revenue streams. Don't miss your chance to add this to your real estate portfolio. Each side has a separate entrance to the Basement (id:6769)

3pc Bathroom 6'7" x 7'1"

Bedroom 10'9" x 12'7"

Bedroom 10'9" x 8'10"

Bedroom 10'9" x 8'10"

Utility room 7'7" x 3'9"

Recreation room 11'6" x 19'3"

Kitchen 11'6" x 9'4"

Recreation room 12'9" x 26'6"

Bedroom 11'0" x 10'9"

3pc Bathroom 7'1" x 6'10"

Bedroom 11'2" x 13'3"

5pc Bathroom 7'8" x 7'3"

Primary Bedroom 11'9" x 13'3"

Living room 11'6" x 20'0"

Dining room 11'6" x 7'4"

Kitchen 11'6" x 9'4"

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Laundry room 11'4" x 13'3"

Bedroom 11'5" x 14'4"

Bedroom 11'0" x 12'10"