



## 722-726 Elliot Avenue Kelowna British Columbia

\$1,250,000

A Full Duplex offers a wonderful cash flow opportunity through 10 Bedrooms total. 722 & 726 Elliot Ave are mirrored side by side units. Each side features a main floor with a kitchen, full bathroom, 2 bedrooms, and inviting dining and living areas. The lower levels accessible via separate side entrances offer 3 bedrooms, living room, bathroom and a large storage area with laundry. Comfortable heating and cooling supplied by gas furnaces and central A/C. This property is located on a peaceful no-thru road with close proximity to Kelowna General Hospital, Downtown and Okanagan Lake. Abundant parking with double garage access from the side lane, dedicated driveway and street parking. Whether you choose to reside in one unit and lease the other or capitalize on the entire duplex as a high-yield rental property, the potential here is undeniable. In real estate, location is paramount, and when it comes to investing, cash flow reigns supreme. Seize this chance to secure both. Contingent. (id:6769)

2pc Bathroom 7'7" x 4'9"

Bedroom 9'11" x 12'3"

Bedroom 10'0" x 10'4"

Bedroom 10'1" x 14'3"

Laundry room 15'1" x 11'10"

Living room 14'11" x 18'6"

3pc Bathroom 8'6" x 5'0"

Bedroom 10'1" x 10'8"

Bedroom 10'1" x 13'11"

Bedroom 10'2" x 12'3"

Laundry room 15'0" x 11'5"

Recreation room 14'10" x 18'3"

2pc Bathroom 11'9" x 4'9"

Primary Bedroom 11'9" x 12'6"

Dining room 10'7" x 11'4"

Kitchen 10'8" x 9'8"

Living room 15'2" x 18'9"

Kitchen 10'8" x 13'4"

Dining room 10'8" x 8'1"

Listing Presented By:



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eXp Realty

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Royal

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