



## 845 Matt Road Kelowna British Columbia

\$629,900

PERFECT STARTER HOME or investment property at this 2 bedroom and 2 bathroom half Duplex on Matt Road. Corner Lot on a quiet street in a great family area close to schools and shopping, easy to anywhere in Kelowna from this great location. This home has great long term tenants who would love to stay, and offers main floor living in a open concept floorplan with large kitchen with full appliances and dining area, large living room area and a half bathroom all on the main, with covered patio access off kitchen to a large fenced yard with fruit trees(approx 0.15 acre lot, see strata plan for measurements), this lot has a large gate in fence on Kitch Road with a gravel pad for RV or boat/trailer, large lot may provide options for expansion. Down offers two bedrooms, laundry room, full bathroom with tub and shower, also has rear door to yard access. Home offers large 3-4 car driveway with covered carport to rear patio. Home has had updates throughout over the past 12-14 years including roof, cabinets, flooring, deck flooring, outside stairs, interior and exterior doors, siding and gutters, and attic insulation. Tenant occupied, minimum of 24 noticed required for all showings. This home has it all, location, great floor plan, large yard, walk out access, plenty of parking space, and close to schools and shopping. This is a Must See Home, any investors interested can also purchase 843 Matt Road to potentially own both half-duplex homes. Contact your agent today! (id:6769)

Bedroom 11'1" x 9'9"

4pc Bathroom 8'6" x 5'

Primary Bedroom 12'9" x 11'9"

Foyer 5'11" x 3'10"

Dining room 9'11" x 7'5"

2pc Bathroom 4'7" x 4'5"

Living room 19'3" x 13'

Kitchen 11'10" x 10'

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

**LePage Kelowna**

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