



# 345 Dougall Road PH9 Kelowna British Columbia

\$599,900

Savvy investors, smart homeowners, and forward-thinking parents take notice, this one checks every box! Situated in the heart of Rutland North, where lifestyle and investment potential come together. Located within a 10-minute walk to restaurants, coffee shops, grocery stores, and everyday amenities, this property offers unbeatable convenience in one of Kelowna's fastest-growing neighbourhoods. Just a 15-minute bus ride to UBC Okanagan, the location makes this home highly attractive to students and young professionals looking to live close to campus without the high cost of transportation. Designed with both investors and owner-occupiers in mind, this thoughtfully laid-out unit features four spacious bedrooms, each with its own private ensuite bathroom. Whether you choose to live in one bedroom and rent the others to offset your mortgage, or operate the property purely as an investment, the flexibility is outstanding. The home also includes two sets of washers and dryers, eliminating the usual laundry-day congestion and adding everyday convenience for residents. The west-facing orientation fills the home with natural light and leads to a large patio with three separate access points from the bedrooms. Whether you're looking for a smart investment property or a primary residence with strong rental income potential, this is a rare opportunity that checks all the boxes. Don't miss your chance to own this versatile and income-generating property. (id:6769)

- Kitchen 8'9" x 8'10"
- Living room 13'10" x 15'6"
- 4pc Ensuite bath 4'8" x 7'9"
- 4pc Ensuite bath 4'10" x 7'9"
- 4pc Ensuite bath 4'11" x 7'11"
- 4pc Ensuite bath 7'11" x 7'3"
- Primary Bedroom 15'7" x 13'8"
- Primary Bedroom 9'8" x 11'5"
- Primary Bedroom 15'6" x 12'1"
- Primary Bedroom 15'7" x 12'0"

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