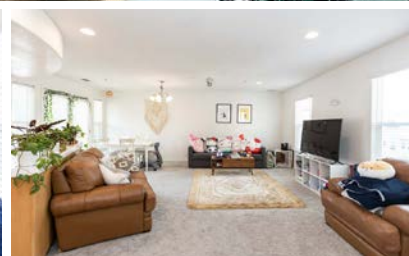
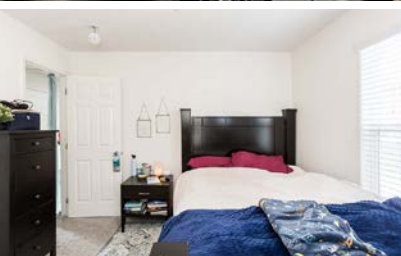




# SPACIOUS CONDO CLOSE TO CAL POLY & DOWNTOWN



1144 WALNUT ST. UNIT 15  
SAN LUIS OBISPO, CA 93401

OFFERED AT \$875,000

[THEAVENUESLO.COM/PROPERTY/1144](http://THEAVENUESLO.COM/PROPERTY/1144)



**Don't miss this large, end-unit, multi-level condo** very conveniently located between Cal Poly and Downtown SLO! This spacious 1,619 square foot condo is the biggest unit in The Courtyards on Walnut development with 3 bedrooms, 3 bathrooms, an open concept great room/kitchen/dining area and 3 balcony outdoor deck spaces. The main entry level features a bedroom and bathroom and on the upper levels you'll find the other two bedrooms each with their own private bathrooms and ample closets. This amazing condo also has a bonus area perfect for a home office and an oversized 2-car garage equipped with a laundry area. A fantastic find for a Cal Poly parent, homeowner wanting a more affordable Downtown SLO location, or a super option for an investor as it is currently leased at \$3,000/month until June 30, 2022 and has a potential to increase the rental income. Low HOA fees and great location make this a MUST SEE!



## DISTINCTIVE DETAILS:

- Open Concept Great Room/Kitchen/Dining
- Entry Level Bedroom & Bathroom
- Primary Room with Private Bathroom & Balcony Deck
- Second Bedroom with Private Bathroom
- Bonus Home Office Space
- Laundry Area in Garage

## OUTDOORS:

- Oversized 2-car garage
- 3 Balcony Deck Spaces
- Large, End-Unit
- Gated front yard
- Located between Cal Poly & Downtown SLO
- Close to schools, shopping & restaurants
- Mountain Views



### MUKTA NARAN

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