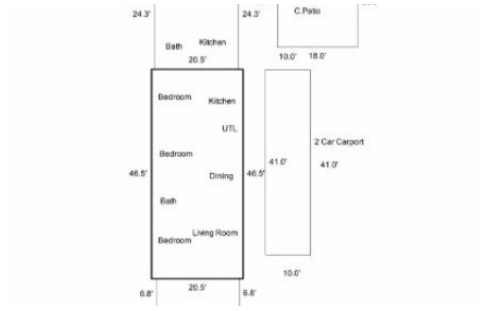
112 Brenda
Lafayette, LA 70501

Powered by **homes.theacadianaadvocate.com**

MLS# 2600002525







$63,900

4 Bedrooms | **2** Bathrooms | **953** Sqft

Situated in the heart of Lafayette (70501), this charming 4 bedroom, 2 bathroom cottage represents the gold standard of "buy-and-hold" real estate. From the moment you arrive, the welcoming front porch offers classic curb appeal, providing a perfect spot for tenants to enjoy the vibrant Louisiana evenings. Peace of mind comes standard here; the property has recently undergone $14, 000 in comprehensive improvements, ensuring that the "heavy lifting" is already done. These updates translate directly to lower maintenance costs and higher tenant satisfaction for years to come. Inside, the 953 sqft layout is designed for efficiency and comfort, featuring a bright atmosphere that feels much larger than its footprint. The functional kitchen and living areas are built for durability and ease of use. The exterior is equally impressive for a rental asset. The property features a dedicated back parking area and the highly sought-after addition of covered parking, a premium feature that helps retain long-term tenants. Currently performing with a steady $800 per month in rental income, this property offers an attractive cap rate and immediate cash flow from day one. Whether you are looking to start your portfolio or expand an existing one, this 4 bedroom gem is a stabilized, renovated asset in a high demand rental corridor. The guest apartment is a self-



Charles Ditch
Phone: (337) 501-9467

Keaty Real Estate Team

For full listing details, please scan: