

1120 Washington
Lafayette, LA 70501

 **LOGO** COMING
SOON

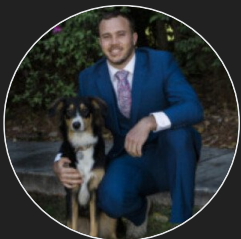
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MLS# 2600008075



\$449,750

Calling all investors! Rare opportunity to own a brand-new construction duplex in one of the fastest-growing and most culturally vibrant areas of the South. Live in one unit and rent the other to offset your mortgage, or lease both units for strong income potential. This low-maintenance property is designed for cash flow, appreciation, and long-term wealth building. The duplex features two separate residences. The lower unit offers 2 bedrooms, 2 baths, and an open-concept single-level layout. The upper unit includes 2 bedrooms, 2 baths, a loft, and a private balcony with views of downtown Lafayette. Located just steps from Johnson's Boucane, this property was designed by Greg Walls Building & Design and showcases modern finishes throughout. Both units feature abundant natural light, black-framed double-pane insulated windows, luxury vinyl plank flooring, and brushed nickel finishes. Kitchens include custom wood cabinetry, stainless steel appliances, gas ranges, and premium 3 CM quartz countertops. Matching 3 CM quartz countertops are also featured in the bathrooms. Each unit includes a refrigerator, dishwasher, washer, and dryer. For added convenience and investment appeal, each residence has its own separate electric meter. Additional features include off-street parking, energy-efficient construction, and close proximity to



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