

305 Demette
Lafayette, LA 70508



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MLS# 2600006950



\$160,000

4 Bedrooms | 2 Bathrooms | 2,128 Sqft

LOCATION, LOCATION, LOCATION! Nearly of an ACRE in Lafayette Parish - just minutes away from everything Youngsville has to offer!!! Properties like this are RARE for a reason. You either get the space or you get the location, almost never both. This one gives you both! Down a private, dead-end road with over 2,100+ square feet this home has 4 bedrooms, 2 baths, PLUS a formal dining area! The dining area flexes into a home office, playroom, study - your call. NEW METAL ROOF was installed July 2024! Fresh paint throughout, including an updated kitchen with refreshed cabinets and custom-built arches lead into the dining room for a little extra character. Outside is where this one really shines. Paved driveway, covered carport, a durable metal roof over the back porch and carport so you're not thinking about maintenance for a long time, plus a shed for extra storage. And then there's the acreage. Room to garden, room to entertain, and privacy away from your neighbors! That's not something you find this close to town very often. You're minutes from Youngsville, with quick access up Ambassador Caffery Pkwy to Our Lady of Lourdes Regional Medical Center, Ambassador Town Center (Costco, Dick's, and a full dining lineup), Walmart Supercenter, and Acadiana Mall. Country peace with city convenience just down the road. The location



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