

205 Arnould
Lafayette, LA 70506



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MLS# 2600003545



\$200,000

3 Bedrooms | 3 Bathrooms | 2,850 Sqft

Occupied investment property, tenant paying on time. Month-to-month lease, buyer can renew, convert, or repurpose. Immediate cash flow from day one. No vacancy risk, turnkey rental. This classic ranch-style residence in the established Arnould Heights neighborhood offers an expansive 2,900 square feet of living space on a generous 0.34-acre lot and is a great investment opportunity. The interior features a versatile floor plan with three spacious bedrooms and three-and-a-half bathrooms, providing ample room for various living arrangements. Large windows throughout the home allow for abundant natural light, highlighting the functional flow between the central living areas and the updated kitchen. Significant updates from a 2005 renovation ensure modern reliability while maintaining the home's original architectural charm. The exterior of the property is equally impressive, boasting a level, well-maintained yard and a driveway with parking capacity for up to four vehicles. Located just moments from the intersection of West Congress Street and Ambassador Caffery Parkway, the home provides exceptional access to local amenities. Residents can enjoy the convenience of being within walking distance of the On The Boulevard Shopping Center and nearby educational facilities. This property combines a prime Lafayette location with the



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