

114 Aaron
Lafayette, LA 70508

 **LOGO** COMING
SOON

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MLS# 2600004484



\$145,000

2 Bedrooms | 1.5 Bathrooms | 1,171 Sqft

Located just off Chemin Metairie Parkway and Verot School Road in the heart of South Lafayette, this low-maintenance townhouse offers an excellent opportunity for a homeowner or investor alike! Situated in Flood Zone X, no flood insurance is required, and with no HOA fees plus ample parking available, affordability and convenience come together perfectly. The interior features real wood flooring throughout the living and dining areas along with a wood-burning fireplace that serves as the focal point of the spacious main living area. A wall-length custom wooden entertainment center will remain, along with all kitchen appliances including the refrigerator, dishwasher, and microwave. The HVAC system is less than 5 years old, and the roof is less than 1 year old, offering peace of mind for years to come. Upstairs, you'll find two oversized bedrooms, both complete with walk-in closets, along with a full bathroom. A convenient half bath is located downstairs for guests. Step outside to enjoy the private fenced rear patio area -- ideal for relaxing or entertaining with very little upkeep required. Located in the desirable Ernest Gallet Elementary School school district and just minutes from shopping, restaurants, and major Lafayette conveniences, this property also offers strong investment potential with possible rental income of approximately \$1,450 per



Molli Rodriguez
Phone: (337) 578-0034
eXp Realty, LLC

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