

220 Doucet
Lafayette, LA 70503



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MLS# 2600005843



\$130,000

2 Bedrooms | 1 Bathroom | 908 Sqft

Here's a solid, turn-key investment opportunity with immediate income potential. Located on the first floor, this well-maintained 2-bedroom, 1-bath condominium is currently occupied by a dependable tenant, offering flexibility for continued rental income or future plans. A desirable feature of the first-floor units is the covered, fenced back patio, accessed through sliding glass doors from the living room, offering private outdoor living space. Ideally located in the heart of Lafayette, Greenbriar Condominiums is directly across from Red's Health Club and just moments from UL, Moncus Park, Downtown Lafayette, places of worship, medical facilities, The Grand Theatre, Zea Rotisserie & Bar, Jett Coffee, Corner Bar, shopping, dining, and everyday conveniences--an attractive feature for tenants and investors alike. Ownership is simplified by an HOA that covers water, sewer, trash, pest control, exterior maintenance and insurance, security, lawn care, professional management, plus access to the community pool and clubhouse. These valuable amenities help simplify ownership while adding appeal for long-term tenants. Two additional Greenbriar condominiums (MLS#'s 2600005842 & 2600005841) are also available for purchase, presenting an excellent opportunity to acquire multiple income-producing properties within the same community.



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