

4 Westwood
New Iberia, LA 70563



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MLS# 2600001449



\$60,000

Build your custom home in the desirable Oak Place subdivision! Located at 4 Westwood Drive in New Iberia, this .58 acre residential lot offers generous space in an established and well-maintained neighborhood known for its curb appeal and convenient location. Situated just off Old Jeanerette Road, the property provides easy access to shopping, restaurants, banking, medical facilities, and major roadways, making everyday living both comfortable and convenient. Located in Flood Zone X, flood insurance is not required. Annual HOA dues are only \$150 per year and include subdivision island landscaping, lighting, and security cameras. This lot is available for \$58,000 if purchased individually. For buyers seeking additional space, expanded design flexibility, added privacy, or long-term investment potential, the adjacent lot at 2 Westwood Drive is also available. Both lots may be purchased together for a discounted combined price of \$110,000. Securing both parcels provides nearly 1.3 acres within Oak Place -- a rare opportunity to create a larger estate-style homesite or preserve additional green space in an established subdivision.



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