

**8294 Grouper Court**  
Dulac, LA 70353



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SOON

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**MLS# 2024009353**



**\$245,000**

**3 Bedrooms | 2 Bathrooms | 1,230 Sqft**

Check out this very affordable camp located in the Southern Comfort Waterfront Community in the fishing town of Dulac, LA. This beautiful 3 bedroom, 2 bath camp is located just north of Cocodrie, and contained within the Terrebonne Parish Flood Protection System. The camp is conveniently located adjacent to the private boat launch, and only minutes away from some of the best fishing on the Gulf Coast! This camp features gorgeous wood ceilings and new flooring, and it comes complete with furniture, cooking, and fishing equipment. The camp's exterior features storm shutters on all windows and a new set of stairs leading up to the screened-in front porch that has new decking and handrails. The downstairs features a large storage room and fish cleaning station. Enjoy the scenic views from inside the screened-in porch or jump on a golf cart to watch the gorgeous sunsets over the Houma Nav. Schedule your visit and find out why the Southern Comfort Waterfront Community is ideally suited for creating memories with family and friends or with your camp neighbors. Note: The 2 boats are also available for sale.



**Paul Arceneaux CCIM**  
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The Gleason Group

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