

2499 Brady Rd
Theriot, LA 70397

 **LOGO** COMING
SOON

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MLS# 202402222



\$159,000

1 Bedroom | 1 Bathroom | 450 Sqft

Discover a unique gem in South Louisiana's outdoor paradise! Nestled off Brady Road AND Bayou Dularge, this 15,239sqft lot & newly constructed property offers the ultimate retreat for fishing, hunting, and relaxation. Tucked away for privacy, it features a one-bedroom, one-bath Bayou Bungalow built in 2024 with a charming, cozy interior that's fully furnished and move-in ready. The property boasts a shared boat launch and a bulkhead, allowing you to pull your boat up right at your doorstep. An attached spacious awning provides full RV hookups, making it perfect for recreational vehicle enthusiasts or additional rental income potential. The gravel driveway offers ample parking and easy accessibility. This property has already proven its worth as a profitable Airbnb, and with its location in a renowned fishing and hunting hotspot, the income opportunities are endless. Additional highlights include a functional floor plan, ample storage space, and modern appliances, all of which remain with the property. As an added bonus, the area is undergoing levee improvements and anticipated road repairs, ensuring long-term accessibility and value. This slice of paradise is conservatively priced and easy to show, even around Airbnb guest bookings. Whether you're looking for a weekend getaway, a rental investment, or a permanent spot in the heart of



Molly Usie

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KELLER WILLIAMS REALTY BAYOU P

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