

1720 Nicholson Dr
Baton Rouge, LA 70802



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MLS# 2025008091



\$245,000

2 Bedrooms | 2 Bathrooms | 1,915 Sqft

Financing available up to 97%. Fannie and Freddie approved! Welcome to modern industrial living in this 36 unit, well maintained, gated development. This rare condo is perfectly positioned between LSU (5 min) and Downtown Baton Rouge (3 min). This thoughtfully designed unit offers a bathroom on each level. The first floor features a two-car garage, a guest bedroom with a full bath, laundry, and access to the private, shaded and fenced backyard. On the second level, you'll find 18-foot vaulted ceilings in the living room, a dining area, an open-concept kitchen, a half bath for guests, and stunning hardwood pine floors throughout. The architectural detail of the stairs and the unique placement of the windows help create a loft-like feel. The second floor also features a private balcony off of the kitchen overlooking the backyard. The primary suite also has a soaring vaulted ceiling as high as 13.5 feet. There are two walk-in closets and an en suite bath with double sinks, a dual-head shower, and a large soaking tub. This is an exceptional opportunity for an LSU student, LSU football fan, or someone who works downtown. Call today to schedule your viewing!



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