

600 Blanchard St
Baton Rouge, LA 70806



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MLS# 2025010307



\$295,000

2 Bedrooms | 2 Bathrooms | 1,339 Sqft

Exuding curb appeal, charm and timeless elegance is this shotgun-style cottage nestled within the sought-after Capital Heights neighborhood. Landscaped front, fresh exterior paint and a quaint front porch combine to create a stunning facade that instantly feels warm, inviting and homey. The functional floorplan is light-filled and beautifully presented with generous gathering spaces that invite you to sit back and relax. There s a light-filled sunroom, a dining room and a living area where you can host guests or unwind at the end of the day. The updated kitchen will delight the avid cook with herringbone-laid tile flooring, quality appliances plus ample cabinetry space. The bathrooms have also been impeccably updated and there s an inside laundry room for added convenience. This gorgeous home is perfectly positioned along a quiet street within easy reach of everything you could ever desire. Mid-City and the Beer Garden are only moments away along with shopping, restaurants, schools and pretty parks. **NEW ROOF!** Seller is willing to contribute toward buyers' closing costs with an acceptable offer.



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