

**4492 Hyacinth**  
Baton Rouge, LA 70808



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**MLS# 2025011452**



**\$350,000**

**4 Bedrooms | 2 Bathrooms | 1,634 Sqft**

Southdowns cottage with FOUR bedrooms, TWO bathrooms plus enclosed garage or workshop on a beautiful corner lot adorned with a gorgeous oak tree. Perfect for anyone wanting to get into desirable Southdowns! Large living room with lots of natural light and beautiful wood floors throughout except in the kitchen, bathroom and one bedroom. Kitchen has good cabinet space, gas range, over range microwave and stainless dishwasher. Charming dining room with built-in cabinets and shelves. Generous bedroom sizes. Laundry room is off of kitchen area. Updates include brand NEW roof, insulation, siding replaced with Hardi Plank and painted, insulated windows, updated plumbing and some interior painting. Garage is great for one car and plenty of storage or would make a nice workshop or a hangout area. Excellent location for LSU students with ample parking and turn-around space. Property has exterior cameras and tvs that can remain at no value. Refrigerator, washer, dryer and furnishings are negotiable. Schedule your showing today!



**Leanne LaPlace Evans**  
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RE/MAX Professional

For full listing details, please scan:

