

40316 Sycamore Ave
Gonzales, LA 70737



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MLS# 2025017108



\$285,000

3 Bedrooms | 2 Bathrooms | 1,782 Sqft

A fixer uppers dream! This home is situated in an established neighborhood on a large lot. Enjoy the sense of spaciousness with an undeveloped lot next door. The house has a large kitchen with lots of cabinets for storage, a den with a fireplace and a split floor plan for privacy. The additional 2 bedrooms have a shared bathroom in between, with private sink areas. The kitchen has brick floors and the den/hall have real wood floors. There is an extra large sun room located off of the dining area. This room would be great for entertaining or just relaxing. All this house needs is cosmetic updating. Perks: not in a flood zone (didn't flood in 2016), metal roof installed in 2008, 4 year old 40 gallon hot water heater, 1 year old A/C unit and a 4 year old heating unit. Schedule your showing soon. This house will not last long!



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