

**1732 Mullen Dr**  
Baton Rouge, LA 70810



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**MLS# 2025017904**



**\$227,000**

**3 Bedrooms | 2 Bathrooms | 1,417 Sqft**

Cute home in great condition and move-in ready! Great opportunity for first-time homeowners or investors. This 3BR/2BA home is located in ideal location in new city of St. George with quick access to I-10, Perkins and Highland Rd. Recent improvements include freshly painted interior, wood laminate flooring throughout (NO CARPET) and a new wood fence. This floor plan offers great living spaces including a living room on the front of the home, cute kitchen w/granite counters and painted cabinets, large open dining room that can accommodate lots of dining or seating options, and a larger family room/sunroom on the rear of the home with built-ins. Home is light and bright with natural light and painted white walls throughout. There is a small pantry in the kitchen and additional shelving for storage in the laundry room. No need to worry about appliances, the refrigerator and new washer and dryer remain with the home. The rear yard has a nice sized covered patio and great shade trees surrounded by new fence for privacy. There is also a storage shed that remains. Seller includes a one year home warranty covering systems and appliances for additional peace of mind. Easy to show and available for quick move in. Flood Zone X.



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