

544 Wiltz Dr
Baton Rouge, LA 70806



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MLS# 2025019633



\$405,000

2 Bedrooms | 1 Bathroom | 794 Sqft

Charming COTTAGE ideally located in Capital Heights with SEPARATE DUPLEX. Great opportunity to live in this precious home and cover most of your mortgage with rental income from the separate 2 story Duplex. Duplex (additional 1544 Living Area) is perfect for long or short term rental or Airbnb. This sought after location is walkable to popular Mid City restaurants, bars, shops and retail. The main house was completely renovated in 2012 and has been very well maintained. Features include heart pine flooring throughout (no carpet), kitchen with granite counters and stainless appliances including gas range, microwave, dishwasher and refrigerator. Washer/Dryer combo also included. Beautiful windows with large moldings bring in lots of natural light throughout this home. The separate Duplex (1544 Living Area) is perfect for long or short term rental or Airbnb. Also renovated in 2012, duplex features one 2BR/1BA unit on each floor and includes all appliances. All units are on a month to month lease and are on separate meters. Information on recent improvements is available upon request.



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