

12320-12322 Warfield Ave
Baton Rouge, LA 70815



LOGO COMING
SOON

Powered by homes.theadvocate.com

MLS# 2025020191



\$235,000

2,296 Sqft

Beautifully Renovated Duplex Ideal Investment or Owner-Occupant Opportunity! This freshly updated duplex offers the perfect blend of comfort, convenience, and income potential. Each side has been completely redone from top to bottom, featuring modern finishes and tile flooring throughout. ? Property Features: Unit 1: 4 bedrooms | 2 bathrooms spacious layout ideal for families (rental potential: \$1, 500/month) Unit 2: 2 bedrooms | 1 bathroom bright and efficient floor plan (rental potential: \$1, 100/month) Both units include stove, refrigerator, dishwasher, and washer/dryer Brand-new security system with cameras and window/door alarms New fenced backyard for added privacy and outdoor enjoyment Ample parking and well-maintained curb appeal ?? Prime Location: Conveniently located near three schools and just minutes from shopping, dining, and local amenities, making this a sought-after rental area. Whether you re an investor looking for a turnkey income property or a homeowner wanting to live on one side and rent the other, this duplex offers excellent value and strong rental potential. ?? Total potential rental income: up to \$2, 600/month! Pictures 1-8 is 4 bedroom Unit Pictures 9-16 is 2 bedroom Unit



Tammy Lezak
Phone: (225) 210-3072
NextHome Solutions

For full listing details, please scan:

