

675 Wooddale Blvd
Baton Rouge, LA 70806



LOGO COMING
SOON

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\$56,000

2 Bedrooms | 2 Bathrooms | 1,250 Sqft

INVESTORS LOOK NO FURTHER---GREAT OPPORTUNITY FOR RENTAL INCOME! SELLERS ARE MOTIVATED! THIS CONDO IS SPOTLESS AND READY TO OCCUPY. IT HAS A NICE KITCHEN WITH ELECTRIC RANGE/OVEN, AND NEW REFRIGERATOR TO REMAIN. THE BERBER CARPET IS NEW AND THE INTERIOR HAS BEEN FRESHLY PAINTED. BOTH BEDROOMS ARE VERY NICE SIZE WITH A BATH ADJOINING ONE AND BATH JUST OUTSIDE THE OTHER. THE DINING ROOM AND LIVING AREAS ARE LARGE AND OPEN. THIS UNIT IS ON THE CORNER SO ALL THE ROOMS HAVE WINDOWS AND LOTS OF LIGHT. THE CONDO FEES COVER WATER, SEWER, ELECTRICITY, POOL, PEST CONTROL, AND EXTERIOR MAINTENANCE. COLONIAL TERRACE IS FULLY GATED, WITH ON-SIGHT MANAGEMENT. THERE ARE TWO SWIMMING POOLS AND WELL KEPT GROUNDS. THIS PLACE HAS IT ALL! A GREAT INVESTMENT FOR IMMEDIATE RENTAL INCOME. DON'T DELAY, SCHEDULE YOUR SHOWING TODAY!



JADE SALVADOR

RE/MAX Excellent Properties

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