

17 Silman Ave
Hammond, LA 70401



LOGO COMING
SOON

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MLS# 2026001437



\$210,000

3 Bedrooms | 2 Bathrooms | 1,584 Sqft

Welcome to 17 Silman Ave in Hammond! This 3 bedroom, 2 full bath home offers approximately 1,584 sq ft of living space with a functional layout that includes a spacious living room, large kitchen, and a dedicated office/flex room. The home is in average condition and presents a great opportunity for both owner-occupants and investors. Located in Flood Zone AE and serviced by public water and sewer, with electrical provided by Entergy (no gas currently in use). Tenant occupied, with the property scheduled to be vacated by February 8th, allowing for owner occupancy or immediate repositioning as a rental. Situated in biking distance to Southeastern Louisiana University and just minutes from Downtown Hammond, this property offers strong rental appeal due to its proximity to campus, restaurants, shops, and major subdivision access points. Offered at \$210,000 with up to \$10,000 in buyer closing cost or prepaid expense assistance with acceptable offer, making this an excellent FHA-friendly opportunity that can significantly reduce out-of-pocket acquisition costs. FHA, VA, conventional, and cash financing options welcome. Schedule your showing today!



Xander Perkins

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Keller Williams Realty Premier Partners

For full listing details, please scan:

