

**1709 W University Ave**  
Lafayette, LA 70506



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**MLS# 2026001061**



**\$259,900**

**4 Bedrooms | 2 Bathrooms | 2,330 Sqft**

**CHARMING HISTORIC COTTAGE WITH INCOME POTENTIAL IN THE HEART OF LAFAYETTE.** Built in 1933, this property offers a rare blend of timeless character, flexible living space, and **PROVEN RENTAL PERFORMANCE**, ideal for owner-occupants or investors seeking long-term value. Per a prior appraisal, **MARKET RENTS SUPPORT APPROXIMATELY \$2, 825/MONTH COMBINED**. Additionally, the appraisal notes the seller was generating approximately \$3, 550/MONTH AT THE TIME OF PURCHASE THROUGH BEDROOM LEASING, demonstrating strong income potential depending on use and strategy. Recent updates include **PLUMBING IMPROVEMENTS AND A ROOF APPROXIMATELY 4 YEARS OLD**. The property is located in **FLOOD ZONE X**, typically not requiring flood insurance. The main home features **4 BEDROOMS AND 2 FULL BATHROOMS**, highlighted by original hardwood floors, built-in bookshelves, large windows, and a **CLASSIC FIREPLACE THAT ADDS WARMTH AND CHARACTER**. The primary suite includes a built-in sitting area with an en-suite bath, creating a comfortable private retreat. Additional bedrooms are well-sized and adaptable for guests, home offices, or rental use. A **SEPARATE MOTHER-IN-LAW SUITE** provides 1 BEDROOM, 1 BATHROOM, AND PRIVATE LAUNDRY, offering excellent flexibility for



**Caleb Jackson**

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Reve REALTORS

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