

**123 Lake Maclaine Avenue**  
Thibodaux, LA 70301



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**MLS# 2026005453**



**\$300,000**

**3 Bedrooms | 2 Bathrooms | 1,436 Sqft**

Beautiful 3-bedroom, 2-bath home offering a functional and inviting layout with added versatility. In addition to the bedrooms, the home features a dedicated office space or gaming room, perfect for working from home or entertainment. The living area is highlighted by a cozy gas fireplace, creating a warm and welcoming atmosphere. Enjoy additional living space in the sunroom, ideal for relaxing or entertaining year-round. The exterior features a fenced-in backyard, large covered boat storage, and plenty of space to unwind. Recent updates include a new roof (2022) and a new generator. The home is also equipped with a tankless water heater. Seller is offering a \$10,000 credit, which can be used toward closing costs, interest rate buydown, flooring allowance, or as the buyer chooses. This home combines comfort, updates, and flexibility. Schedule your showing today!



**April Horn**

Phone: (985) 859-7851

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