

**301 Washington Ave**  
Thibodaux, LA 70301



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**MLS# 2026005548**



**\$235,000**

**4 Bedrooms | 2 Bathrooms | 2,477 Sqft**

Spacious and versatile 4-bedroom, 2-bath two-story home ideally located just minutes from downtown Thibodaux, offering convenient access to local dining, shopping, and entertainment. This property features a functional layout with the primary bedroom located on the first floor, complete with an attached sunroom that provides flexible space for a home office, nursery, playroom, or additional sitting area. Upstairs, you'll find three additional bedrooms and a full bathroom, offering ample space for family or guests. The home includes a large laundry room, gas stove, and gas heating for added efficiency. The downstairs bathroom features a Jacuzzi tub, perfect for relaxing after a long day. Exterior highlights include a spacious, fully fenced yard with an 8-foot privacy fence ideal for outdoor entertaining, pets, or recreational use. This property is currently tenant-occupied, generating \$2,250 per month in rental income, making it an excellent opportunity for investors or buyers seeking supplemental income. Lease is expiring soon and tenants do not plan to renew the lease. Schedule your showing today to explore the potential this property has to offer.



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For full listing details, please scan:

