

**245 Bracewell Dr**  
Baton Rouge, LA 70815



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SOON

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**MLS# 2026008085**



**\$62,000**

**2 Bedrooms | 2 Bathrooms | 1,201 Sqft**

Welcome to this charming 2-bedroom, 2.5-bath townhouse offering a spacious and functional layout conveniently located off Sharp Rd near Florida Blvd in Baton Rouge! The inviting living room features a cozy wood-burning fireplace, ceiling fan and plenty of room to relax or entertain. The kitchen offers a breakfast bar and opens to the dining area, creating great flow for everyday living. Durable vinyl plank flooring runs throughout the downstairs living areas as well as the upstairs bathrooms and laundry area, while carpet adds comfort in the bedrooms, hallway and stairs. Upstairs, both generously sized bedrooms feature private en-suite bathrooms and walk-in closets, offering comfort and privacy for owners or guests. A convenient half bath is located downstairs for visitors. Whether you're looking for a low-maintenance home or an investment opportunity, this townhouse offers great potential and value. Schedule your private showing today! HUD owned property and being sold "As Is". Managed by [www.olympusams-at.com](http://www.olympusams-at.com). Submit offers on [HUDHomestore.gov](http://HUDHomestore.gov). HUD Case #221-686234



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