

**3347 Nicholson Dr**  
Baton Rouge, LA 70802



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**MLS# 2026010877**



**\$190,000**

**1 Bedroom | 1 Bathroom | 672 Sqft**

Location, location, location! This beautifully maintained 1-bedroom, 1-bath condominium with gated access offers exceptional convenience in a highly sought-after area near LSU. Conveniently situated approximately 0.7 miles from Tiger Stadium, this move-in-ready unit combines comfort and functionality. The interior features attractive wood flooring in the living areas, ceramic tile in wet areas, and carpet in the bedroom. The kitchen is equipped with granite countertops and comes complete with a refrigerator, dishwasher and microwave. A washer and dryer are also included, again making this move-in-ready unit an exceptional opportunity. Enjoy low maintenance, with easy access to campus, dining, shopping, entertainment and local attractions. Whether you're looking for a primary residence, a second home, or an investment opportunity, this well-maintained condo is ready for its next owner.



**Karen Turner-Buckley**  
Phone: (225) 939-7220  
Goodwood Realty

For full listing details, please scan:

