

5133 Nicholson Dr
Baton Rouge, LA 70820



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MLS# 2026010642



\$136,000

2 Bedrooms | 2 Bathrooms | 1,068 Sqft

IMMACULATE, freshly painted, MOVE IN READY LSU CONDO. 2 BEDROOMS w/ their own private baths, large CLOSETS. PERFECT FOR 2 ROOM MATES. ON LSU BUS ROUTE - 1.8 MILES FROM TIGER STADIUM so it's convenient to campus but far enough from the noise & conglomeration of campus. HUGE LIVING AREA opens to SECOND FLOOR PRIVATE FRONT PORCH & BALCONY. KITCHEN w/ GRANITE COUNTERS double s/s SINK, DISHWASHER, DISPOSAL, MICROWAVE, REFRIGERATOR, STOVE w/ large OVEN, & PANTRY. Newish WASHER & DRYER. LET YOUR SCHOLAR'S ROOM MATE HELP PAY PART OF THE NOTE FOR THIS CONDO IN A quiet TERRIFIC LOCATION. The POOL is only steps away for weekend relaxing time. GOOD NEWS FOR You as the new owner COMPLEX HAS NEW ROOF SINCE IDA & recent PAST ASSESSMENTS COVERED EXTERIOR PAINTING, A NEW BALCONY. IT'S ALL DONE & WAITING FOR YOU. So many conveniences, (most can be walked to) such as restaurants, fast food, shopping, groceries, book stores etc, VACANT AND READY FOR IMMEDIATE OCCUPANCY GET SETTLED EARLY BEFORE THE START OF THE FALL SEMESTER.



Elaine Meroney
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Compass - Perkins

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