

**1330 Camellia Ave**  
Baton Rouge, LA 70806



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**MLS# 2026011337**



**\$1,750**

**2 Bedrooms | 1 Bathroom | 1,076 Sqft**

Historic Garden District duplex, upstairs unit. Recently renovated. Location has a lot to offer. Close to City Park tennis & golf course, jogging trails and a doggy park. Also close to LSU, Mid City art district with all its shops, restaurants and sidewalk cafes. Just a block away from the St. Patrick's Day Parade. On the inside, you will find gleaming hard wood floors, cent A/H. Updated, kitchen with stainless appliances and bath. The kitchen is a beauty with it's new cabinetry, stainless appliances & slab granite. Comes with a washer and dryer. Off the kitchen is a large wooden, private deck that leads to off street parking in the rear. Small office off the living room.



**Kay Gilbert**

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Century 21 Investment Realty

For full listing details, please scan:

