

412 Central Ave
Houma, LA 70360

 **LOGO** COMING
SOON

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MLS# 2026013036



\$189,000

3 Bedrooms | 2 Bathrooms | 1,880 Sqft

Completely refreshed while preserving its timeless downtown charm, this spacious 3-bedroom, 2-bath home sits on a desirable corner lot and offers a flexible floor plan to fit a variety of needs. A formal living room, separate dining room, and front den provide multiple living spaces, with the den easily serving as a fourth bedroom, office, or playroom. The peekaboo kitchen opens to the formal dining room and also offers an eat-in dining area, abundant cabinet space, granite countertops, and a new gas stove. Fresh Sherwin-Williams Alabaster paint throughout, new flooring, updated windows, ceiling fans, and no carpet create a bright, move-in-ready interior. Major updates provide peace of mind, including updated electrical, plumbing improvements with new toilets, a tankless gas water heater, and an HVAC system that is just over one year old with all new interior & exterior units plus ductwork. Natural gas services the water heater, heater, dryer connection, and stove. Outside you'll find a covered patio, detached shed, attached storage under the carport, additional side parking, manual hurricane shutters, and a stucco exterior over the original brick construction. A transferable termite contract and transferable flood insurance policy currently around \$1,400 per year add even more value. Conveniently located in downtown Houma, this home beautifully



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KELLER WILLIAMS REALTY BAYOU P

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