

**6979 Chandler Bluff Rd**  
Denham Springs, LA 70706



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**MLS# 2026013754**



**\$35,000**

0.47 Acre Mobile home lot available in the highly desirable Live Oak School District! This property is ready for your new home with a 20' x 80' mobile home pad and driveway already installed. A crushed concrete road surface will be added to the private servitude road & driveway prior to closing. To help reduce your future setup costs, underground water and electrical lines have already been installed along the private road. The lot is mostly cleared and situated at the end of a quiet cul-de-sac, offering added privacy and a peaceful setting while still being just minutes from everyday conveniences. Electricity and city water are readily available, making this an excellent option for your next homesite. The property is primarily located in Flood Zone X, with only a small portion extending into Flood Zone AE. Conveniently located just 1.2 miles from Oak Point, 1.5 miles from Walmart, 1.8 miles from South Live Oak Elementary, and 2.5 miles from Live Oak High School, you'll enjoy both the convenience of town and the benefits of living in one of the area's most sought-after school districts. Whether you're looking for a place to call home or an investment property, this lot offers an outstanding opportunity in the growing Watson area.



**Justin England**

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Kaizen Home Sales and Services, LLC

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