

8915 Nolen Dr
Baton Rouge, LA 70810



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MLS# 2026015431



\$248,000

3 Bedrooms | 2 Bathrooms | 1,444 Sqft

Whether you're looking for your next investment, your first home, or your own LSU game-day getaway, this property checks boxes most homes simply can't. This updated 3-bedroom, 2-bath home is currently operating as a successful, fully furnished short-term rental, averaging approximately \$3,400 per month in income and it's being sold **FULLY FURNISHED** and ready to go! Located just minutes from LSU, this property is perfectly positioned for game-day guests, visiting families, LSU events, and year-round Baton Rouge stays. The fun LSU-themed decor gives it instant personality and makes it an easy, turnkey opportunity for an investor looking to step into the STR market without starting from scratch. Inside, you'll find an updated, comfortable interior featuring granite countertops, plenty of room to spread out, and furnishings that remain with the home. Outside may be the real surprise: a large lot with a spacious, fully fenced backyard, giving guests, pets, kids, and future owners plenty of room to enjoy. But this one isn't **JUST** for investors. Looking for your first home? This property qualifies for **100% financing NO MONEY DOWN** financing and flood insurance is not required making homeownership more attainable than you thought. Move right in without worrying about buying a house full of furniture! **INVESTORS: Income-producing + furnished +**



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Dawson Grey Real Estate

For full listing details, please scan:

