

x00242200 2br (17002 USD)



Location

Louisiana

<https://www.genclassifieds.com/x-438347-z>



In this city, safety is always a concern. When we chose to buy this house, there were two absolute requirements: safe area, no flood zone. The area is rated safest in the city here: <http://www.neighborhoodscout.com/la/new-orleans/crime/>. The open, well-lit street combined with the security patrol offers peace of mind that cannot be found anywhere else. Newman high school can be seen from the spacious porch, and provides an added dimension to the confidence one can have in their neighborhood. Noise level and consideration towards the other tenants are of the utmost importance. Current tenants include graduate/law/med students at LSU and Tulane. The house has previously only been occupied by mature, considerate adults. It has always been a place for comfort, calm, and quiet where work can be completed, and we intend to keep it that way.

Aesthetically, this apartment is wonderful. Abundant natural light combined with newly refinished wood floors and fresh paint allow for an overwhelming sense of comfort in this approx 1700 sq ft duplex apt. There is plenty of storage/closet/shelving space, high ceilings with ceiling fans throughout. New stainless steel refrigerator, dishwasher, and cooktop gas range add to the ease that your living experience will be, along with central AC and heating and a washer/dryers. A stylish checkered tile sitting area adds to the relaxing feel. The two large bedrooms offer space to spare with a third room that is currently being used as a bedroom and can allow for creative ways to contribute towards rent. Parking is always available either directly in front of the house or on the well-lit block.

A 100+ year old house usually comes with other worries, ones that were aggressively addressed. The electrical, plumbing, foundation have all been re-paired/replaced. It is difficult to find a house that has a current tenant with as peaceful tenants and neighbors. This is one of the best opportunities in the 1st floor duplexes and rents. See you! Thank you for reading, looking forward to hearing from you.

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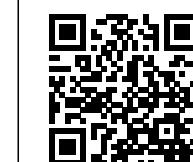
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