



**For Sale** on Market

# \$187,500

Call 7133771022 Today!

## 3700 N 23RD ST, WACO, TX 76708

### 2 BEDS, 1 FULL BATH(S)

This charming home is currently eligible for short-term rental use, and the seller is willing to convey furniture with an acceptable offer—making it a fantastic option for both homeowners and investors alike. One of the standout features is the full-size pickleball court in the backyard, a rare and fun amenity that truly sets this property apart. Inside, the home offers an open-concept living area designed for comfort and functionality, featuring granite countertops, updated cabinetry, and new appliances. Durable vinyl flooring runs throughout the home, paired with updated windows that bring in great natural light. The bedrooms and bathrooms have been thoughtfully updated, offering a clean, modern feel while maintaining the home's inviting character. Outside, you'll find a welcoming front deck perfect for morning coffee, along with a large back patio and fully fenced backyard—ideal for entertaining, relaxing, or enjoying time outdoors. This home offers a unique combination of style, flexibility, and lifestyle features that are hard to find.

### GENERAL DESCRIPTION

- Subdivision:** Melbourne Heights
- Property Type:** Residential - Single Family
- Bedrooms:** 2
- Baths:** 1 Full
- Stories:** 1
- Year Built:** 1945
- Building Sqft:** 832 /
- Lotsize:** 8,233 / PUBREC
- MLS# / Area:** NTREIS-21168992



**Presented By**  
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