



**For Sale** on Market

**\$157,000**

Call 7138840322 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 1 FULL BATH(S)

1820 Live Oak Ave is a captivating blend of modern flair and timeless charm. This 3-bedroom, 1-bathroom retreat offers comfort, space, and outdoor living. Inside, a bright and airy living area boasts crown molding and expansive windows. The front porch features an aluminum ramp that's removable, catering to your needs. The expansive backyard is a haven, complete with a covered patio, storage shed, and chicken coop for urban farming. Recent updates include a new HVAC system and newer shingles, providing long-term peace of mind. This property offers a fantastic opportunity for owner-occupants seeking a move-in-ready home or a canvas for personalization, as well as savvy investors looking for a lucrative rental opportunity or flip potential. With its desirable features and updates, this home is poised to attract high-quality tenants or buyers, making it an excellent addition to any investment portfolio

### GENERAL DESCRIPTION

**Subdivision:** University Heights

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 1 Full

**Stories:** 1

**Year Built:** 1929

**Building Sqft:** 1,218 /

**Lotsize:** 8,233

**MLS# / Area:** NTREIS-21068289



**Presented By**  
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**eXp Realty, LLC Waco**

1820 Live Oak Ave, Waco, TX 76708

Visit <https://www.har.com/NTREIS-21068289> for more information