

For Sale on Market

**\$97,700**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 2 BEDS, 1 FULL BATH(S)

Investor Special Prime North Waco investment opportunity with incredible upside and major location advantage. This 2-1 asset is in better condition than your typical distressed property, giving investors a head start on a fix-and-flip, BRRRR, or long-term buy-and-hold strategy. Located just minutes from Cameron Park's trails, recreation areas, and riverfront, plus a short drive to the local university giving this project powerful appeal for student renters, faculty, young professionals, and resale buyers. Rare chance to secure a cleaner, easier, faster project in one of Waco's strongest demand corridors. Solid bones, blank canvas, and an ideal footprint makes this perfect for strategic cosmetic upgrades or rental-ready improvements to boost ARV and cash-flow potential. Motivated seller. Sold - as-is.

### GENERAL DESCRIPTION

**Subdivision:** Melbourne Heights

**Property Type:** Residential - Single Family

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

**Year Built:** 1947

**Building Sqft:** 843 /

**Lotsize:** 7,318 / OWNER

**MLS# / Area:** NTREIS-21132599



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**ListWithFreedom.com**

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Visit <https://www.har.com/NTREIS-21132599> for more information