

# \$204,900 - 609 32nd St, NICEVILLE

MLS® #956422

## \$204,900

2 Bedroom, 1.00 Bathroom, 972 sqft  
Detached Single Family on 0.21 Acres

HELMS & ALLEN, NICEVILLE, FL

This cottage offers an incredible investment opportunity as an Airbnb rental, centrally located and just two blocks from the water, offering easy access to beautiful waterfront views and activities. It's also within walking distance to local restaurants, shopping, parks, and schools. Seller believes the roof and HVAC to be 10 years old and the HWH to be 7 years old. The interior features custom woodwork throughout, with wood floors, walls, and ceilings that exude warmth and character. The ceilings, though at the lowest legal height of 7 feet, add to the cozy, intimate feel of the home. The home includes a welcoming family room, a quaint eat-in kitchen with a gas stove/oven, dishwasher, and refrigerator. The kitchen countertops are beautifully tiled, and the window over the sink provides a delightful view while you cook. The property boasts a charming front porch perfect for rocking chairs and a back deck ideal for enjoying summer evenings. The large shaded lot is adorned with flowers and vines, adding to the cottage's allure. A matching shed with a metal roof provides ample storage space for lawn equipment or could be transformed into a workshop. This home is an excellent starter home for a small family or an affordable rental option for roommates. Its unique charm and prime location make it a standout choice for an Airbnb investment. Don't miss the chance to own this cute and cozy cottage that offers so much potential.



Built in 1950

### Essential Information

MLS® #	956422
Price	\$204,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.21
Year Built	1950
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	609 32nd St
Area	Niceville
Subdivision	HELMS & ALLEN
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Pool	Community, Private

### Interior

Interior Features	Floor Hardwood, Split Bedroom, Washer/Dryer Hookup
Appliances	Refrigerator, Stove/Oven Gas
Heating	Heat: Central Gas
Cooling	A/C: Central Electric
# of Stories	1

### Exterior

Exterior	Roof Metal
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Exterior Features	Fenced Lot-Part, Fenced Privacy, Porch Covered, Deck Open, Yard Building
Lot Description	Level, Within 1/2 Mile Of Water, Interior
Roof	Roof Metal

### **School Information**

Elementary	CHOICE: EDGE (NOT BUSSED) OR LEWIS OR PLEW
Middle	Ruckel
High	NICEVILLE

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	EXP Realty LLC
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