



**\$145,000**

## **3912, PARROTT, WACO, WACO, TX, 76707**

<https://elevateaustingroup.com>

Incredible investment opportunity in a thriving Waco rental market. This 2 bedroom, 1 bathroom house is conveniently located in the middle of Waco just minutes from Baylor University, downtown Waco, the Magnolia Silos, and so much more. This property features and easy access ramped entrance, large fenced backyard, a spacious storage shed, and a one ...

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- 2 beds
- 1 baths
- Single Family Residence
- Buy
- Active
- 828 sq ft



**Kirk Regian**

### **Basics**



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**Rent or Buy:** Buy  
**Status:** Active  
**Bathrooms:** 1 baths  
**Year built:** 1949  
**County Or Parish:** McLennan  
**Lot Size Square Feet:** 9583.2 sq ft

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Area:** 828 sq ft  
**Subdivision Name:** BELMONT GARDENS 1 & 3  
**Bathrooms Full:** 1  
**Lot Size Acres:** 0.22 sq ft

## Building Details

<b>Parking Features:</b> Attached Carport, Covered	<b>View:</b> None
<b>Covered Spaces:</b> 1	<b>Accessibility Features:</b> Accessible Doors, See Remarks
<b>Garage Spaces:</b> 1	<b>Roof:</b> Composition

## Amenities & Features

<b>Water Source:</b> Public	<b>Patio &amp; Porch Features:</b> None
<b>Appliances:</b> Range, Refrigerator	<b>Pool Features:</b> None
<b>Sewer:</b> See Remarks	<b>Exterior Features:</b> Gutters Full, See Remarks
<b>Waterfront Features:</b> None	<b>Window Features:</b> See Remarks
<b>Cooling:</b> Ceiling Fan(s), Central Air	<b>Attached Garage Yes/ No:</b> 1
<b>Interior Features:</b> Ceiling Fan(s), Primary Bedroom on Main	<b>Heating:</b> Central
<b>Flooring:</b> Carpet, Vinyl	<b>Fencing:</b> Chain Link

