





DOWNTOWN REDEVELOPMENT









Located steps from Downtown restaurants, UGA's North Campus, and Sanford Stadium, this updated 2-bedroom, 1.5-bathroom fee-simple townhouse offers prime Downtown Athens living with no HOA constraints, two deeded parking spaces, and potential for short-term commercial use. The move-in ready interior features durable luxury vinyl plank flooring, double-pane windows, a refreshed kitchen with stainless steel appliances, a vintage-tiled powder room, and two sunlit upstairs bedrooms sharing an updated full bath. Outdoors, enjoy a private front yard and a spacious, fully fenced backyard with a covered patio and dedicated laundry room. Positioned directly across from the transformative 12-acre North Downtown Project and steps from Lay Park and the Lyndon House Arts Center, this turn-key property stands out as an exceptional primary residence, gameday retreat, or flexible short-term commercial investment.

- Two Bedrooms
- One & Half Bathrooms
- Update Kitchen
- Fee-Simple Townhouse
- Two Deeded Parking Spaces
- Zoned RM-2
- Possible Short Term Rental
- Downtown Location
- Private Backyard
- No HOA

HOMESMART ELITE