



Rental Investment

870 N Charlotte, Stephenville, TX 76401

\$249,990



3 BED, 1.5 BATH

1,529 SQ. FT.

BUILT 1963

Great investment opportunity just a quarter mile from Tarleton State University and a majority of Stephenville schools! Fully occupied with paying tenants on a month-to-month lease for \$1,350/month. Built in 1963 with 1,529 sq. ft., 3 bedrooms, 1.5 bathrooms, and a 2-car garage on an 8,282 sq. ft. lot. Open concept living room with nice sized bedrooms and closet space to match. Full bath was remodeled 7 years ago with tile flooring and shower. The shingle roof was replaced 5 years ago, and the hot water heater is 3 years old. The backyard is wooded with custom built-in bench seating on the patio, and a detached pergola for an inviting cozy feel. All appliances convey!

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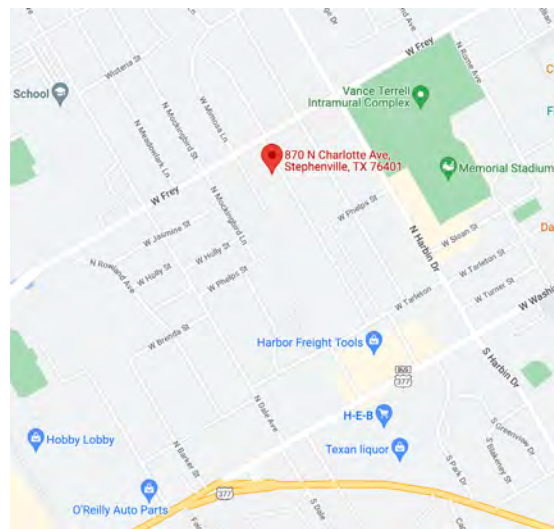
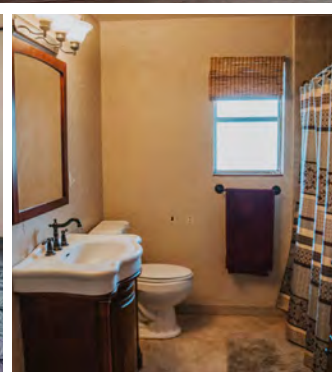
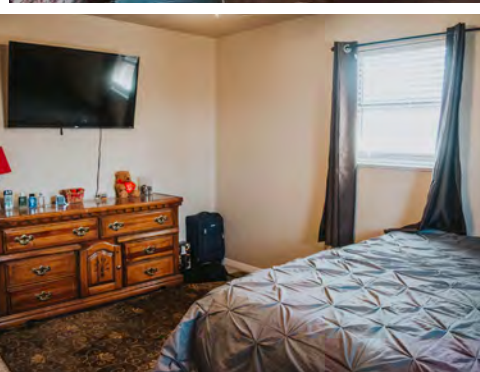
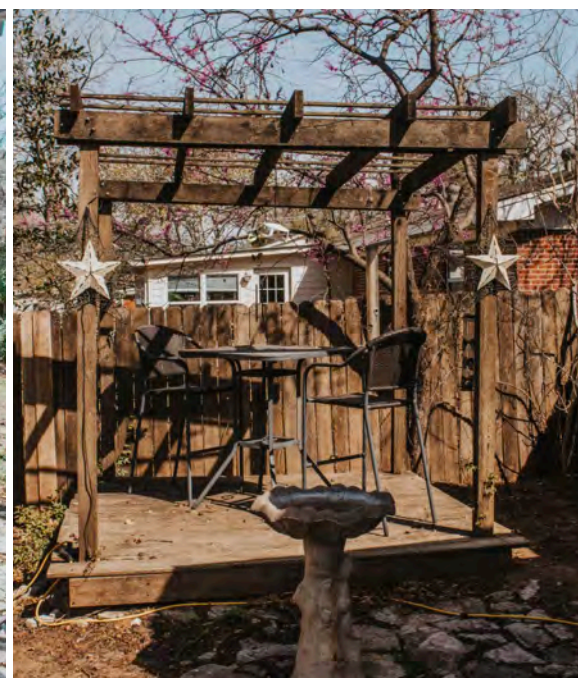


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LOCATION

Erath County, Stephenville ISD.

1 mile to US 377, 1 mile to Tarleton State University, 0.6 mile to Stephenville High, 70 miles to Fort Worth, 90 miles to Waco, 150 miles to Austin

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