



**CORPORATE REALTY**

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
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SINGLE-FAMILY HOME | FOR SALE

# Charming Single-Family Home in 7th Ward

**1748 N. Rocheblave Street**

NEW ORLEANS, LA 70119

**Lawless Turner**

ltturner@corp-realty.com

504.756.2749



## IDEAL LOCATION IN HISTORIC NEW ORLEANS NEIGHBORHOOD

1748 N. Rocheblave Street, New Orleans, LA 70119

### PROPERTY DESCRIPTION

1748 N. Rocheblave is a beautifully updated single-family home in the heart of the Seventh Ward, “the cradle of culture in New Orleans” and one of the city’s most cherished historic neighborhoods. Originally a duplex, this property has been thoughtfully transformed into a spacious single-family residence, blending modern amenities with the timeless charm of New Orleans architecture.

This is a spacious layout with three bedrooms and two full bathrooms. High-quality, contemporary finishes throughout include engineered wood floors, updated plumbing and electrical systems, energy-efficient windows, and a brand-new HVAC system. The kitchen is a chef’s dream, featuring stainless steel appliances, custom cabinetry, and elegant countertops. The backyard is a private oasis with a covered porch and raised wooden deck, perfect for outdoor dining

and relaxation. Fully renovated, this home is ready for you to move in and start enjoying the best of New Orleans living.

This home is in a prime location in a vibrant neighborhood. It is only a few blocks from St. Augustine High School and Buttermilk Drop Bakery, and it is mere minutes away from popular dining and entertainment options, such as Liuzza’s by the Track and the Fair Grounds, Broad Street, and more. It also provides quick access to both I-10 and I-610.

### PROPERTY SIZE

**Home Size:** 1,275 sf (3 beds, 2 bath)

**Lot Size:** 30x76

### SALE PRICE

**\$280,000**

### MLS

**#2464722**

### ZONING

**HU-RD2**



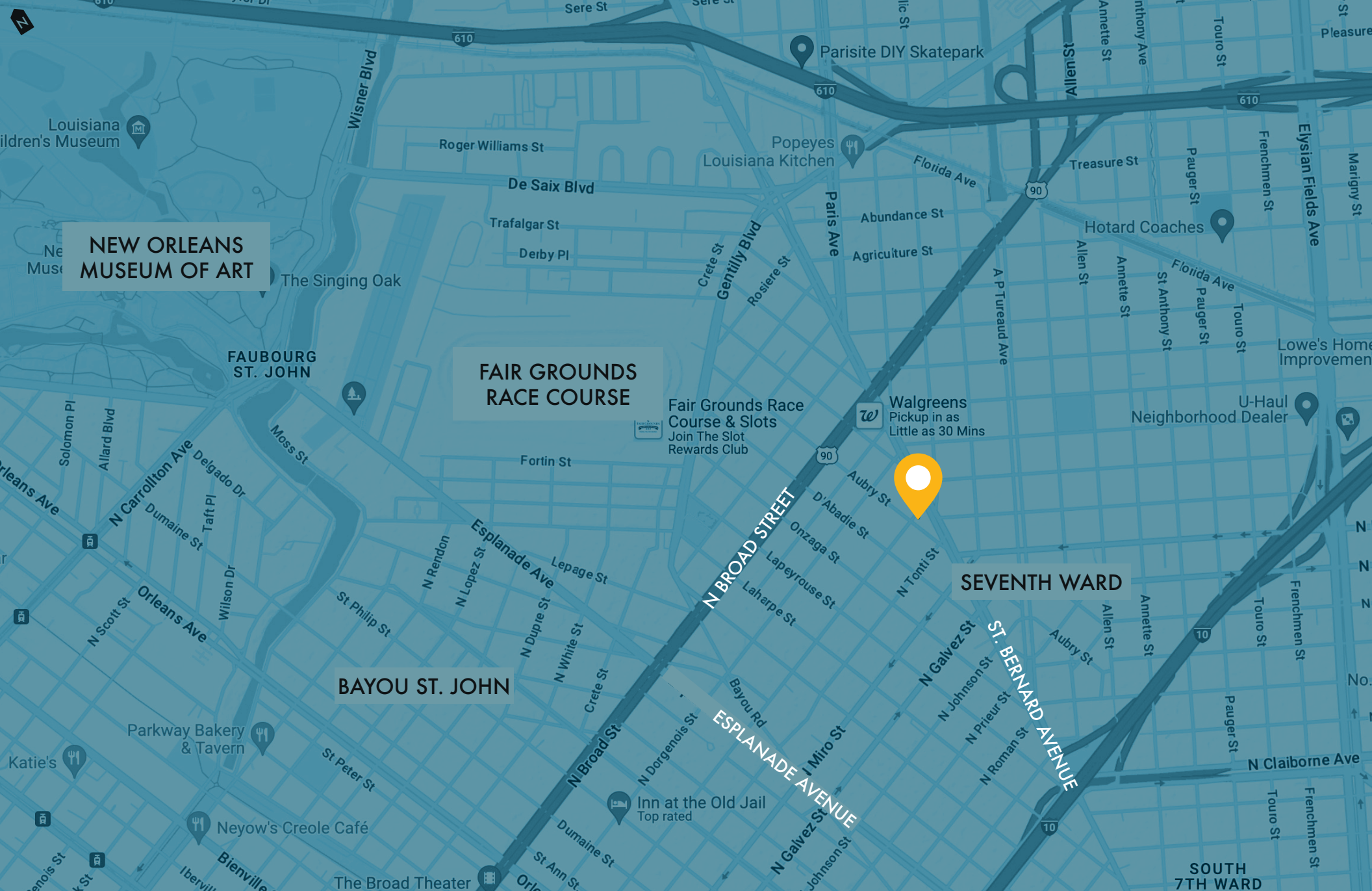
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