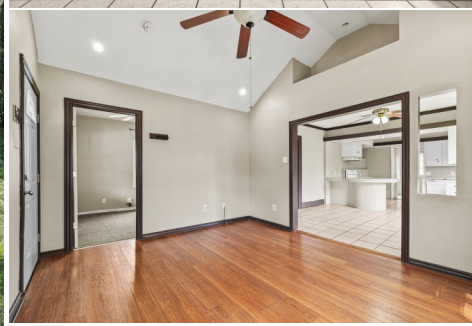


WELCOME TO

752 S. NETTLETON AVE

Trophy Properties and Auction • (855) 573-5263 • leads@trophyha.com • www.trophyha.com

PRICE IMPROVED



ADDRESS: 752 S Nettleton Avenue, Springfield, MO 65806

PRICE: \$159,800

BEDROOMS: 3

TAXES: \$492

BATHROOMS:

TAX YEAR: 2024

LIVING AREA: 1,728 SF

HOA FEES: N/A

YEAR BUILT: 1929

PROPERTY HIGHLIGHTS:

- Large back deck
- Potential rent income \$1200
- Finished Basement
- Detached Garage
- Privacy fenced yard
- Tile & laminate flooring

PROPERTY DESCRIPTION:

This charming 3-bedroom, 2-bath home offers an inviting open floor plan with a functional layout perfect for homeowners and investors alike. The main level features two bedrooms and a full bathroom, while the lower level has a spacious bedroom and full bath. Enjoy outdoor living with a covered front porch and a large back deck, ideal for relaxing or entertaining. Inside, durable tile and laminate flooring add both style and easy maintenance. The finished basement provides extra space for storage or recreation, while the detached garage offers additional convenience.

Situated just over 2 miles from the MSU campus and less than 10 minutes from Bass Pro, this home is in a prime location for students, professionals, or families. The privacy-fenced backyard ensures a secluded retreat, perfect for pets or outdoor gatherings. With a strong rental potential of \$1,200 per month, this property is an excellent investment opportunity. Whether you're looking for a personal residence or an income-producing asset, this well-located and thoughtfully designed home checks all the boxes.



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