



PRESENTING

THE OAKVIEW HOUSE

1633 W 20TH STREET
LAWRENCE, KS 66046

3 BED / 2 BATH RANCH

MINUTES FROM KU CAMPUS

Discover a well-kept and thoughtfully maintained 3-bedroom, 2-bath home located just minutes from KU's campus—an ideal opportunity for investors or buyers looking for a comfortable residence in a prime location. This charming property offers an inviting first impression with its warm, welcoming layout and a living area centered around a beautiful fireplace, creating a cozy focal point for relaxing evenings or gatherings with friends and family. Newer windows provide wonderful natural light, enhancing the home's bright and open feel.

The updated kitchen is a standout feature, showcasing sleek quartz countertops, abundant cabinet storage, and modern finishes that blend both style and functionality. The spacious eat-in dining area offers plenty of room for daily meals, homework sessions, or hosting guests, making it a versatile space that truly serves as the heart of the home.

From the dining area, step out onto the expansive back deck—an extension of the home's living space that's perfect for outdoor dining, enjoying morning coffee, or simply unwinding at the end of the day. The fully fenced backyard offers privacy and room to play, garden, or create additional outdoor entertaining areas, providing a great balance of indoor and outdoor living.

With tenants already in place, this property provides immediate income potential and a seamless transition for an investor. Its close proximity to KU, public transit, restaurants, parks, and other neighborhood amenities ensures consistent rental appeal year after year. Whether you're expanding a real estate portfolio or looking for a conveniently located home with modern touches and plenty of charm, this property checks all the boxes for location, comfort, and long-term value.

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785-917-5700



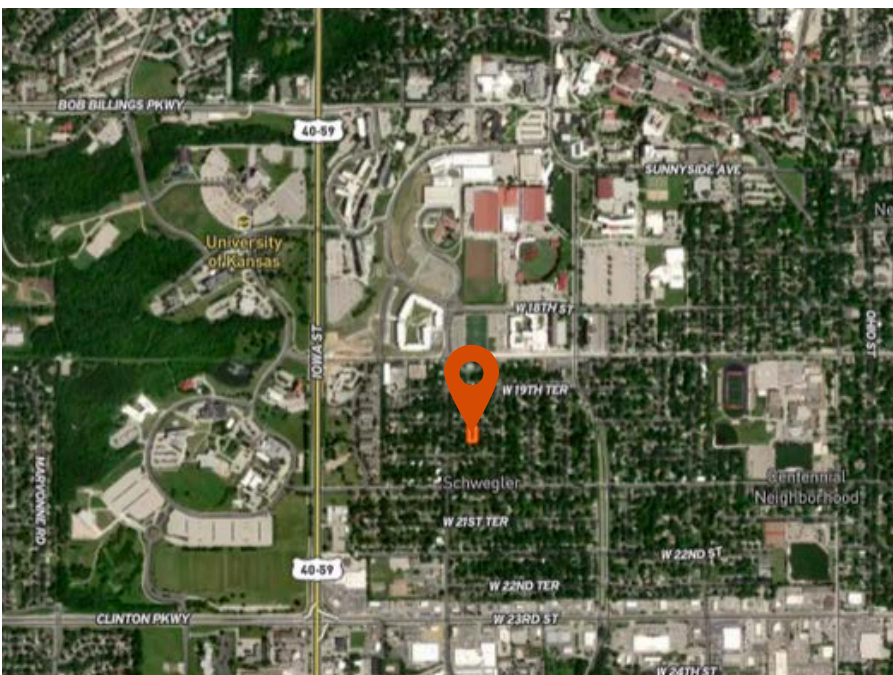
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