

# MARIETTA, GEORGIA REAL ESTATE OPPORTUNITY

2088 Kincaid Cove, Marietta, GA 30066



3 BED | 2 BATH | 1,852 SQ FT

**Discover an exceptional investment opportunity in Marietta, Georgia!** This inviting 3-bedroom, 2-bathroom home offers 1,852 square feet of potential, perfect for new home buyers seeking a prime location or investors looking to make their next strategic move!

### Large Garage:

The expansive garage offers ample space for multiple vehicles, making it ideal for car enthusiasts or those needing extra storage.

### Opportunity of Unfinished Rooms:

This property features unfinished space, presenting a blank canvas for your creativity. Whether you envision additional bedrooms, a home office, or a media room, these spaces offer endless possibilities with places to add on. Customize these areas to suit your lifestyle needs or enhance the property's value with modern finishes and personal touches. There is also additional space for outdoor living.

### Large Workshop Space:

This expansive area is ideal for investors and first time home buyers. With plenty of room for tools and equipment, it's perfect for any project.

### Prime Location:

Just minutes from I-75, this property offers easy access to Atlanta's vibrant city life while maintaining a peaceful suburban atmosphere. Located only 32 miles from Hartsfield-Jackson Atlanta International Airport and 23 miles from Downtown Atlanta, the area boasts top-rated schools, convenient amenities, and a strong community, making it a prime choice for both living and investment.



0.47 ACRE LOT



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