

**63 N Hanover Street**  
Cape Girardeau, MO 63701



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**MLS# 25026911**



**\$125,000**

**3 Bedrooms | 1 Bathroom | 1,154 Sqft**

Prime opportunity just steps from SEMO University and SE Hospital. This well-maintained home offers a divided bedroom floorplan for added privacy, rich woodworking details, & a welcoming front porch that exudes classic curb appeal. Perfect for investors, this property comes with pre-screened tenants. Inside, enjoy wood flooring, a cozy reading nook, & a built-in bookshelf in the living room. A dedicated laundry room and mudroom/workshop provide practical functionality. Upstairs, there's potential for a second family room or flex space. Kitchen appliances (oven and fridge) are included. The newer roof and water heater offer peace of mind. Outside, a long private driveway accommodates two vehicles, and the concrete patio pad in the backyard invites customization a cozy firepit area or garden hangout awaits. Walking distance to downtown, shops, and restaurants.



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