

\$250,000 - 717 Noel C Conaway Road, Guyton

MLS #329559

\$250,000

3 Bedroom, 1.00 Bathroom, 1,530 sqft

Residential on 0.80 Acres

N/A, Guyton, GA

Prime investment opportunity in Effingham County's high-growth corridor! This .80-acre R-3 zoned property at 717 Noel C Conaway Rd features a 1,530 sq ft home and a 400 sq ft building, ideal for rental income or redevelopment. Located just 1.1 miles from Hwy 17, 4 miles from Hwy 119/Hwy 80, and only 1 mile from South Effingham High and Middle Schools. Surrounded by major residential growth including the 400-lot Laurel Grove across the street and approx. 1,300 homes planned nearby. Just 9 miles from the new 150-acre Anchor Park in Port Wentworth—home to the Savannah Ghost Pirates' ice arena, a 5,500+ seat amphitheater, and more. This location is at the center of major development. Don't miss your chance to invest where the future of Effingham is being built!

Built in 1989

Essential Information

MLS #	329559
Price	\$250,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,530
Square Footage	34848
Acres	0.80



Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	717 Noel C Conaway Road
Subdivision	N/A
City	Guyton
County	Effingham
State	GA
Zip Code	31312

Interior

Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Roof	Composition
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School Information

Elementary	Marlow
Middle	South Effingham
High	South Effingham

Additional Information

Date Listed	April 20th, 2025
Zoning	R-3

Listing Details

Listing Agent	Amber N. French
Listing Office	Great GA Realty

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