

# **\$650,000 - 6327 5th Avenue, Los Angeles**

MLS® #24447895

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## **\$650,000**

2 Bedroom, 1.00 Bathroom, 1,091 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Discover a gem of an opportunity in LA's well-established Hyde Park neighborhood. Listed for the first time in over 75 years, this spacious 2 bd, 1 ba Spanish-style architectural beauty has been remarkably well-maintained given its age. Perfect for buyers searching for a place to call their very own, remodelers, or fix and flip investors. A quick look around this burgeoning neighborhood will reveal how even a cosmetic interior update would significantly increase the value, while a full remodel with ADU could transform this residence into an equity-rich architectural masterpiece on par with other amazing flips in the area, including its adjoining neighbor. Because this is a probate sale, requiring court confirmation, the property is right priced and positioned to sell quickly. Check out the floor plan included with the photos to visualize the functional layout and versatility of the space. The living room features a fireplace and opens to the dining room. There is carpet throughout with original wood flooring underneath. The two bedrooms are situated on the south side of the home separated by a hallway illuminated by skylight and full bathroom with separate tub and shower. The kitchen is in the rear of the home with a breakfast nook (currently in use as an office) overlooking the expansive backyard. A newer water heater is in the laundry room with washer/dryer hook ups and a door to the backyard. An elegant porte cochere, long driveway, detached garage, and plenty of backyard space makes this property unique.



No interior pictures out of respect for privacy of long-time residents who are in the process of moving. Central location is a huge plus! So many great new area amenities are just moments away. Literally steps from the Rail to River Active Transportation Corridor Project newly constructed bike and pedestrian path. Seven blocks from Crenshaw/LAX "K" Line. Minutes to vibrant Edward Vincent Jr. Park and world-class entertainment and sporting venues in nearby Inglewood (SoFi Stadium, YouTube Theater Kia Forum, Intuit Dome). Everything you desire is within reach including LAX, 405 fwy, beach cities, shopping, and more. Don't miss your opportunity to get into this resurgent area at an affordable price. Showings to qualified buyers by appointment only. Reach out TODAY!

Built in 1936

### **Essential Information**

MLS® #	24447895
Price	\$650,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,091
Acres	0.11
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Christie Thomas
Listing Office	Coldwell Banker Champion Realty

### **Community Information**

Address	6327 5th Avenue
Area	PHHT - Park Hills Heights

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90043

### **Amenities**

Parking	Driveway, Garage
Garages	Driveway, Garage
View	None
Pool	None

### **Interior**

Interior	Carpet
Interior Features	Ceiling Fan(s), Utility Room
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	October 11th, 2024
Days on Market	64
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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