

\$1,077,000 - 6254 Van Ness Avenue, Los Angeles

MLS® #24459397

\$1,077,000

5 Bedroom, 4.00 Bathroom, 3,328 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Welcome to 6254 South Van Ness Avenue, a distinctive two-story, four-unit building nestled in the vibrant heart of Los Angeles. This exceptional property offers a unique blend of modern living and timeless charm, making it an ideal choice for the discerning investor or homeowner seeking versatility and space. Spanning an impressive 3,328 square feet, this property features a total of four units. Upon entry, you're greeted by a welcoming foyer that sets the tone for the rest of the property. The primary unit boasts two bedrooms and one bathroom, providing ample space for comfortable living along with a spacious living room with an imitation gas fireplace and separate dining area. The kitchen in this unit is equipped with a built-in microwave, dishwasher, and garbage disposal for your convenience. Each of the three additional units offers one bedroom and one bathroom, making them ideal for rental opportunities or extended family living. The expansive lot, measuring 7,448 square feet, includes a beautiful back yard deck draped with a fruitful lemon/lime tree that leads to a delightful yard adorned with a mature pomegranate tree. This serene outdoor retreat also features a charming bird bath and a custom stone pond, ready to be filled with flowing water and aquatic life. Practicality meets convenience with a dedicated laundry room on the premises next to sizable storage unit. With four car garages, one of which is cleverly converted into an additional storage



area, this ample parking ensures an extra layer of convenience for residents and guests alike. Two units will be delivered vacant. This property is a wise investment in a sought-after location, offering both comfort and potential for future growth. Experience the perfect balance of modern amenities and classic charm at 6254 South Van Ness Avenue. Don't miss the opportunity to make this versatile property your own.

Built in 1926

Essential Information

MLS® #	24459397
Price	\$1,077,000
Bedrooms	5
Bathrooms	4.00
Square Footage	3,328
Acres	0.17
Year Built	1926
Type	Residential Income
Status	Closed
Listing Agent	Ronald G Jackson
Listing Office	Compass

Community Information

Address	6254 Van Ness Avenue
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90047

Amenities

Parking Spaces	4
Parking	Garage, Door-Multi, Paved
# of Garages	3
Garages	Garage, Door-Multi, Paved

Pool None

Interior

Appliances Microwave, Refrigerator
Heating Forced Air
Cooling Wall/Window Unit(s)
Stories Two

Additional Information

Date Listed November 12th, 2024
Days on Market 161
Zoning LAR3
Short Sale N
RE / Bank Owned N

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