

# **\$510,000 - 7409 Woodman Avenue # 105, Van Nuys**

MLS® #24472001

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## **\$510,000**

2 Bedroom, 2.00 Bathroom, 1,123 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Discover the epitome of contemporary townhouse living at this stunning 2-bedroom, 2-bathroom corner unit in Van Nuys, ideally situated at the intersection of Woodman and Valerio. Designed to blend comfort with everyday functionality, this townhouse features an inviting open-plan living area with a stylish breakfast bar/dining space adorned with sleek quartz countertops. The expansive kitchen showcases a modern backsplash, ample cabinetry, and nice appliances including a refrigerator, gas stove, oven and a microwave. Throughout the townhouse, laminate and tile flooring seamlessly combine with recently installed central heating and AC provide comfort year-round. Abundant storage options ensure convenience, while a cozy balcony offers an outdoor retreat for morning coffee or evening relaxation. Both bathrooms have been refreshed with a focus on both comfort and style. Added amenities include secure, private garage with parking for two vehicles with direct access to the unit. The roof has been recently changed. Freshly painted and awaiting your personal touches, this exceptional townhouse is perfectly positioned for easy access to the freeways, NOHO West Shopping mall with all the vibrant local scene featuring a Trader Joe's, cafes, premier dining, shopping, and fitness options. Don't miss out on this extraordinary opportunity to own a slice of Van Nuys's finest living.



Built in 1981

## Essential Information

MLS® #	24472001
Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.44
Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Wilhelm Ordan
Listing Office	eXp Realty of Greater Los Angeles

## Community Information

Address	7409 Woodman Avenue # 105
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Amenities	Pool, Maintenance Grounds, Pet Restrictions, Trash, Water
Parking Spaces	2
Parking	Controlled Entrance
# of Garages	2
Garages	Controlled Entrance
View	Mountain(s)
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar
Appliances	Dishwasher, Gas Oven, Refrigerator, Dryer, Washer, Gas Cooktop, Microwave
Heating	Central

Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Multi/Split

### **Additional Information**

Date Listed	December 11th, 2024
Days on Market	16
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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