

# \$5,200 - 7912 Blackburn Avenue # 6, Los Angeles

MLS® #25528815

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## \$5,200

2 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential Lease on 0 Acres

N/A, Los Angeles,

Perfectly situated in the heart of Beverly Grove, this 3-story contemporary townhome is just a short stroll to some of LA's best dining, shopping, and entertainment. The vibrant, updated home features 2 bedrooms and 2.5 baths, Southern light-filled rooms and an incredibly thoughtful floor plan. A bonus room on the lower garage level offers the perfect creative space or office. The main floor features a recently remodeled kitchen with all new appliances, countertops, backsplash, sink and faucet, a lovely breakfast bar, and a spacious living room with a travertine fireplace, adjacent dining area, and newly remodeled powder room. Upstairs you'll find a large primary bedroom with a walk-in closet, a balcony with city views, and a newly remodeled en-suite bathroom. The upstairs level also offers a generous sized guest bedroom with another newly updated en-suite bathroom. The private, attached two car garage has freshly epoxied floors and brand new storage cabinets. Other features of the home include a washer/dryer inside of the unit, and recessed lighting throughout (smart LED color changing / dimming) that can be controlled through an app/Alexa/Google. Water/trash/sewer are covered by the building's HOA dues. Tenant to be responsible for electric, gas, and cable/internet. Fantastic location with The Grove, The Farmer's Market, Whole Foods, and countless incredible shops and restaurants all within just a block or less away, as well as nearby LACMA, Pan Pacific



Park, and Trader Joe's.

Built in 1991

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | 25528815          |
| Price          | \$5,200           |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,374             |
| Acres          | 0.30              |
| Year Built     | 1991              |
| Type           | Residential Lease |
| Sub-Type       | Condominium       |
| Style          | Contemporary      |
| Status         | Closed            |
| Listing Agent  | Katie Crain       |
| Listing Office | Compass           |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 7912 Blackburn Avenue # 6         |
| Area        | C19 - Beverly Center-Miracle Mile |
| Subdivision | N/A                               |
| City        | Los Angeles                       |
| County      | Los Angeles                       |
| Zip Code    | 90048                             |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Controlled Access                                |
| Utilities      | Trash Collection, Water                          |
| Parking Spaces | 2  |
| Parking        | Garage, Private, Controlled Entrance, Door-Multi |
| Garages        | Garage, Private, Controlled Entrance, Door-Multi |
| View           | City Lights, Mountain(s)                         |
| Pool           | None   |

**Interior**

|                   |  |
|-------------------|--|
| Interior          | Tile, Wood   |
| Interior Features | Walk-In Closet(s)  |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |
| # of Stories      | 3  |
| Stories           | Multi/Split  |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 24th, 2025 |
| Days on Market  | 34               |
| Zoning          | LAR3             |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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