

# **\$690,000 - 509 1/2 Hobart Boulevard, Los Angeles**

MLS® #25545813

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## **\$690,000**

2 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to 509 Hobart Avenue, a thoughtfully restored Colonial Revival bungalow offering a rare Tenancy-In-Common (TIC) opportunity in one of Los Angeles' most culturally vibrant neighborhoods Melrose Hill. These two beautifully reimagined homes one on the ground level, the other top level deliver a harmonious blend of historic charm and modern ease. Each residence features 2 bedrooms and 2 bathrooms across approximately 1,200 to 1,300 square feet, designed with both character and comfort in mind. Original hardwood floors, decorative fireplaces, and classic built-ins speak to the home's early 20th-century roots, while dual-pane windows, LED recessed lighting, upgraded electrical, and mini split HVAC bring it into the now. Enjoy the convenience of in-unit laundry, a private patio space perfect for unwinding or entertaining, and a covered one-car garage. These homes have been fully renovated and restored with care, preserving the integrity of their architectural heritage while offering fresh, functional living spaces. Set within the emerging Melrose Hill district a creative hub known for its gallery and restaurant 509 Hobart offers access to a rich local culture. Close to Metro lines and major studios including Paramount and Raleigh, this location pairs serene residential living with unbeatable connectivity. A distinctive home. A dynamic neighborhood. An uncommon chance to own.



Built in 1927

**Essential Information**

MLS® #	25545813
Price	\$690,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.14
Year Built	1927
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Stephanie Younger
Listing Office	Compass

**Community Information**

Address	509 1/2 Hobart Boulevard
Area	C17 - Mid-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90004

**Amenities**

Amenities	Water
Parking Spaces	4
Parking	Detached Carport, One Space
Garages	Detached Carport, One Space
View	None
Pool	None

**Exterior**

Exterior	Stucco
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco

## Interior

Interior	Laminate, Vinyl
Interior Features	Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Gas Cooktop, Oven, Range
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 28th, 2025
Days on Market	2
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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