

# \$3,525,000 - 1561 S Carmelina Avenue, Los Angeles

MLS® #25622679

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## \$3,525,000

6 Bedroom, 4.00 Bathroom, 4,710 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

2023 construction farmhouse style 3 unit apartment in Sawtelle bordering Santa Monica and Brentwood! Built by TJH, this 3 unit features two 4 bedroom / 2.5 bathroom townhome units and a separate 2 bedroom / 2 bathroom unit! This property provides strong and stable rental income to offset the mortgage. The units offer top of the line finishes throughout and there was no stone unturned during construction. Throughout units, you will find wide plank vinyl flooring, recessed lighting, polished chrome plumbing, white shaker cabinets and white quartz countertops. The kitchen features brand new stainless steel appliances, including a Bertazzoni gas range and Frigidaire refrigerator, dishwasher and microwave. The two 4 bedroom units also includes a 2 car garage (tandem) and 1 outdoor space. Each unit also enjoys in-unit laundry. Solar panels included in sale and owned outright. All utilities are individually metered so tenants pay all utilities! Sawtelle is a very popular destination for renters as its in close proximity to Brentwood, Santa Monica, Century City, Venice and Beverly Hills!



Built in 2023

## Essential Information

MLS® # 25622679

Price \$3,525,000

Bedrooms	6
Bathrooms	4.00
Square Footage	4,710
Acres	0.17
Year Built	2023
Type	Residential Income
Status	Closed
Listing Agent	John Katnik
Listing Office	BRC Advisors- BH

### Community Information

Address	1561 S Carmelina Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

### Amenities

Parking Spaces	6
Parking	Garage, Uncovered
# of Garages	4
Garages	Garage, Uncovered
View	None
Pool	None

### Exterior

Lot Description	Back Yard
Windows	Shutters

### Interior

Interior	Vinyl
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### Additional Information

Date Listed	November 25th, 2025
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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