

# \$1,195,000 - 6609 Bellaire Avenue, North Hollywood

MLS® #BB25021152

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## \$1,195,000

4 Bedroom, 3.00 Bathroom, 1,700 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Charming North Hollywood Property with ADU!

Discover a fantastic opportunity in North Hollywood! This gated property features a beautifully updated 3-bedroom, 2-bathroom main house along with a 1-bedroom, 1-bathroom ADU—perfect for extended family, rental income, or a private guest retreat. In addition to the main house and ADU there is a studio with a kitchenette and a bathroom. The main house boasts recessed lighting, sleek laminate flooring, and large windows that flood the space with natural light. The spacious kitchen offers ample storage, stainless steel appliances, and a convenient breakfast bar. The primary suite includes mirrored closet doors and an ensuite bathroom with a shower-over-tub design. A dedicated laundry room with a sink and storage cabinets adds extra convenience. The ADU, located at 6607 Bellaire Ave, features recessed lighting, laminate flooring, and a stylish kitchen with dark cabinetry and generous storage space. Outside, the property includes a gated driveway, a beautifully landscaped front yard, and a private outdoor space for the ADU. The main house's backyard offers a large area with mature palm trees perfect for entertaining or relaxing. Conveniently located near parks, dining, and entertainment, this property offers comfort, versatility, and excellent potential.



Built in 1947

## Essential Information

MLS® #	BB25021152
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,700
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Oganes Yepremyan
Listing Office	JohnHart Real Estate

### Community Information

Address	6609 Bellaire Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

### Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre, Lawn
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### Interior

Appliances	Dishwasher, Refrigerator
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### School Information

District                      Los Angeles Unified

**Additional Information**

Date Listed                      January 18th, 2025  
Days on Market                33  
Zoning                            LAR1  
Short Sale                        N  
RE / Bank Owned            N

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