

\$1,070,000 - 6024 Simpson Avenue, North Hollywood

MLS® #BB25094994

\$1,070,000

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0 Acres

N/A, North Hollywood,

Welcome to 6024 Simpson Avenue, a charming North Hollywood retreat offering the perfect blend of comfort, privacy, and style. Thoughtfully cared for over the past 16 years, this beautifully maintained 3-bedroom, 2-bathroom home showcases a series of updates that blend classic character with modern convenience. Step inside to find a warm and inviting living room, flooded with natural light from multiple windows and anchored by a cozy fireplace – the perfect setting for relaxing or entertaining. The updated kitchen flows seamlessly into the dining area, while a separate laundry/storage room adds everyday functionality. The primary bedroom with an ensuite bathroom is at the rear of the house. Sliding doors open up to the amazing backyard, the true highlight of this lovely home. Throughout the years, the owners have made meaningful improvements while preserving the home's original charm, ensuring it remains in excellent condition for the next chapter. The gated front yard welcomes you with lush landscaping and a charming porch sitting area – a wonderful place to enjoy your morning coffee or unwind in the evenings. In the backyard, enjoy a sparkling, heated pool and newer spa perfect for sunny California days. A detached bonus structure offers incredible flexibility: use it as a pool house, private office, creative studio, or explore the opportunity to convert it into a full ADU for additional living space or income potential. Situated on a quiet, tree-lined street



in one of North Hollywood's most desirable pockets, 6024 Simpson Ave is just minutes from the vibrant NoHo Arts District, with its eclectic mix of cafes, theaters, restaurants, and parks. Laurel Hall School is also located nearby, offering excellent educational options just around the corner.

With easy access to major freeways and nearby studios, this location combines the best of suburban tranquility and city convenience.

Don't miss this opportunity to own a meticulously cared-for home with unbeatable potential!

Built in 1939

Essential Information

MLS® #	BB25094994
Price	\$1,070,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.16
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicole Artinian
Listing Office	The Artinian Company, Inc.

Community Information

Address	6024 Simpson Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Private, Heated

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 30th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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