

# **\$3,800 - 8601 Falmouth Avenue # 412, Playa Del Rey**

MLS® #GD25276849

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**\$3,800**

2 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential Lease on 2 Acres

N/A, Playa Del Rey,

Beautifully appointed 4th-floor unit offering a bright and airy open-concept floor plan. The home features hardwood flooring throughout the main living areas, plush carpeted bedrooms, soaring ceilings with recessed lighting, and central A/C for year-round comfort. Expansive windows fill the space with natural light, while the private balcony—accessible from both the living room and one of the bedrooms, provides the perfect spot to relax and unwind.

The well-designed kitchen is equipped with stainless steel appliances, including stove, refrigerator, and microwave, complemented by granite countertops, tile backsplash, and abundant wood cabinetry for ample storage. The spacious living room is highlighted by a fireplace (decorative only), creating a warm and inviting atmosphere.

The primary bedroom is generously sized and features two closets, including a walk-in, along with an en-suite bathroom offering dual sinks and a bathtub. The second bathroom includes a shower with updated fixtures and a convenient stackable Samsung washer and dryer. Additional storage is thoughtfully incorporated throughout the unit, including a storage closet on the large balcony.

The gated and secure community offers resort-style amenities, including a pool, tennis courts, fitness center, recreation room, library,



and a conveniently located community laundry room nearby. The building is well-maintained and beautifully kept. Parking is also gated and includes two assigned parking spaces, plus an additional storage unit near the parking area.

A fantastic opportunity in a desirable community, this unit will not last long!

Built in 1983

**Essential Information**

MLS® #	GD25276849
Price	\$3,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	1.57
Year Built	1983
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Henrik Alaverdyan
Listing Office	JohnHart Real Estate

**Community Information**

Address	8601 Falmouth Avenue # 412
Area	C31 - Playa Del Rey
Subdivision	N/A
City	Playa Del Rey
County	Los Angeles
Zip Code	90293

**Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available, None
Parking Spaces	4
Parking	Community Structure

# of Garages	2
Garages	Community Structure
View	Neighborhood
Pool	None

## Interior

Interior	Carpet
Interior Features	Balcony, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Washer
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	December 10th, 2025
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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