

# **\$4,000 - 17523 Gilmore Street, Van Nuys**

MLS® #OC25100563

**\$4,000**

4 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential Lease on 0 Acres

N/A, Van Nuys,

Meticulous 4BD, 2BA in heart of Lake Balboa offers all the amenities you desire. Beautiful, open floor plan creates a grand room ideal for family nights and entertaining. Custom-build wood island adds elegance and functionality not seen in other houses. The additional family room opens to the private backyard. The space has new recessed lights throughout, new flooring and new paint. Master Bedroom and Master Bath are large; so are the other 3 bedrooms - each easily hosting a King or Queen bed! Pantry and indoor washer/dryer hook ups add storage and convenience. Included are also refrigerator with side freezer, 5-burner gas range and oven, microwave and dishwasher. All rooms are bright and airy with plenty of sunlight through the day. The large front yard with gate allows for multiple car parking and/or private party. The private backyard is also accessible for seating, bbq and enjoyment. Located on a beautifully tree-lined street, this house is within 1 mile of major freeways and Trader Joe's and within walking distance of parks and other amenities. The home offered, is the front house in a property that has an ADU in the back. Welcome to your new home! Owner will pay for water and trash, Tenant responsible for all other utilities. No smoking. Open to Section 8 with approved credit!



Built in 1950

## **Essential Information**

MLS® #	OC25100563
Price	\$4,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.15
Year Built	1950
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Doron Refael
Listing Office	Doron Refael, Broker

## Community Information

Address	17523 Gilmore Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Sewer, Trash Collection, Water
Parking Spaces	4
Parking	Driveway, One Space, Private
Garages	Driveway, One Space, Private
View	None
Pool	None

## Exterior

Lot Description	Front Yard
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## Interior

Interior	Wood, Laminate
Interior Features	Separate/Formal Dining Room, All Bedrooms Down
Appliances	Dishwasher, SixBurnerStove
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 6th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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