

\$1,398,000 - 11672 Nebraska Avenue, Los Angeles

MLS® #P1-20493

\$1,398,000

3 Bedroom, 3.00 Bathroom, 2,281 sqft
Residential on 0 Acres

N/A, Los Angeles,

A true hidden gem in the centrally located Sawtelle enclave. A highly walkable neighborhood mere steps from an amazing park and a multitude of dining options, this spacious townhouse is more house than condo. Lovingly maintained over the past twenty years, this one is move-in ready with great investment potential down the road as a rental. Intelligently designed over four levels with 2,200+ square feet and high ceilings throughout, the layout is ideal for the needs of a multi-generational or growing family. From the spacious living room and kitchen-adjacent den to the large sized bedrooms and ample closets this is a home you can grow into. A rooftop deck with panoramic views from the mountains to the Getty and beyond, plus a first level bonus room with laundry just off the garage adds to the potential and functionality. An attached two car garage with Level-2 EV charger makes for easy access while street parking is ample for guests. Many intelligent upgrades over the years including updated primary bathroom, HVAC, new roof, exterior and interior paint, hot water heater, windows, appliances and more. Pre-inspection has been completed. The proximity of this West LA home is outstanding. Easy freeway access, ten minutes from the beach. 25 minutes to LAX, a park you can walk to, and Sawtelle's restaurant row will have you exploring new eateries for months after move in.

Built in 1989



Essential Information

MLS® #	P1-20493
Price	\$1,398,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,281
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Michael Robleto
Listing Office	COMPASS

Community Information

Address	11672 Nebraska Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

Amenities

Amenities	Maintenance Grounds, Pets Allowed
Parking Spaces	2
Parking	Assigned, Community Structure, Covered, Door-Single, Driveway Level, Electric Gate, Garage, Gated, On Site, Private, Shared Driveway, Side By Side, Storage
# of Garages	2
Garages	Assigned, Community Structure, Covered, Door-Single, Driveway Level, Electric Gate, Garage, Gated, On Site, Private, Shared Driveway, Side By Side, Storage
View	City Lights
Pool	None

Exterior

Lot Description	Sprinklers None
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Windows	Double Pane Windows
Roof	Rolled/Hot Mop

Interior

Interior	Stone, Wood
Interior Features	All Bedrooms Up, Balcony, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Stone Counters
Appliances	Built-In Range, Dishwasher, Dryer, Freezer, Gas Oven, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Family Room, Gas, Primary Bedroom, See Remarks
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	January 17th, 2025
Days on Market	77
Short Sale	N
RE / Bank Owned	N

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