

\$1,188,000 - 165 Cerro Romauldo Avenue, San Luis Obispo

MLS® #SC25254062

\$1,188,000

4 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Unique income-producing property in beautiful San Luis Obispo! This versatile property includes two completely separate units, ideal for investment, multi-generational living, or owner-occupancy with rental income.

**Front Unit â€“ 165 Cerro Romauldo (Approx. 420 sq. ft., 1 Bed / 1 Bath)

-Fully renovated in 2022 with new plumbing, electrical, and interior finishes

-Updated kitchen with newer appliances; washer, dryer, and refrigerator included

-New roof and replaced sewer lateral. *Private fenced yard and single-car carport

**Back Unit â€“ 167 Cerro Romauldo (Approx. 1,000 sq. ft., 3 Beds / 1 Bath)

-Newly constructed ADU with private entrance

-Owned solar panels, 9' ceilings, and air conditioning

-Low-maintenance, drought-tolerant landscaping

*Investment Highlights

-Both units leased through June 2026 for a combined \$6,000/month (165: \$2,200 | 167: \$3,800)

-Excellent opportunity for steady rental income or future owner occupancy

This property is offered AS-IS. Conveniently located near downtown SLO, parks, and Cal Poly. Donâ€™t miss this outstanding investment opportunity!



CRMLS

Built in 1935

Essential Information

MLS® #	SC25254062
Price	\$1,188,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,420
Acres	0.11
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristin Lachemann
Listing Office	Comet Realty

Community Information

Address	165 Cerro Romauldo Avenue
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93405

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected, Cable Connected, Overhead Utilities, Phone Not Available
Parking	Carport
Garages	Carport
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s)

Exterior

Exterior	Drywall, Concrete, Cedar, Cement Siding, Ducts Professionally Air-Sealed, Glass, HardiPlank Type, Lap Siding, Radiant Barrier
Lot Description	ZeroToOneUnitAcre, Front Yard, Rectangular Lot, Near Park, Street Level
Roof	Composition
Construction	Drywall, Concrete, Cedar, Cement Siding, Ducts Professionally Air-Sealed, Glass, HardiPlank Type, Lap Siding, Radiant Barrier
Foundation	Slab, Raised

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Galley Kitchen, Unfurnished
Appliances	Refrigerator, Tankless Water Heater, Water To Refrigerator, Water Heater, Electric Oven, Electric Range, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Exhaust Fan, Free-Standing Range
Heating	Electric, ENERGY STAR Qualified Equipment, Heat Pump, Solar
Cooling	Central Air, Zoned, Electric, ENERGY STAR Qualified Equipment, Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	San Luis Coastal Unified
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Additional Information

Date Listed	November 4th, 2025
Days on Market	43
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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