

# \$720,000 - 7060 Bellaire Avenue, North Hollywood

MLS® #SR24247863

**\$720,000**

2 Bedroom, 1.00 Bathroom, 997 sqft

Residential on 0 Acres

N/A, North Hollywood,

This beautifully maintained 2-bedroom home with a bonus room and fireplace, 1 full bathroom, and 997 sq ft of living space in North Hollywood seamlessly blends modern updates with timeless charm. Situated on a generous 6,750 sq ft lot, it offers RV access and potential for added versatility. Thoughtfully designed, it features elegant hardwood flooring in the hallway and the bedrooms, complemented by warm neutral walls color and tasteful decor. The functional and inviting layout connects the spaces seamlessly while preserving privacy. The kitchen stylishly updated with beautiful granite countertops, crisp white shaker cabinetry, and a striking mosaic tile backsplash. Fully equipped with a gas stove, ample counter space, and abundant storage, it's a dream for cooking enthusiasts. A tucked-away stacked washer and dryer maximizes functionality without sacrificing style. Durable tile flooring, copper plumbing ready, with energy-efficient double pane windows and lighting fixtures throughout key areas enhance the home's polished look. The bonus room adds flexibility, serving as an office or potential third bedroom. The backyard is a tranquil retreat, featuring a mature 40-year-old Hass avocado tree and a lemon tree shading the covered patio in the summer days. The lot size and layout offer excellent potential for multi-family dwellings or the conversion of the two-car garage into an Accessory Dwelling Unit (ADU), adding tremendous equity to the property. This



property is perfect for first-time buyers or families looking to downsize into a stylishly chic functional home that offers opportunities for expansion or income generation. Don't miss the chance to make this charming and versatile residence your own!

Built in 1950

## Essential Information

MLS® #	SR24247863
Price	\$720,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	997
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ann-n guyet Nguyen
Listing Office	JohnHart Real Estate

## Community Information

Address	7060 Bellaire Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Exterior	Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard
Construction	Copper Plumbing

## Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Granite Counters, Bedroom on Main Level, Galley Kitchen
Appliances	Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Water Heater
Heating	Forced Air, Fireplace(s)
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Bonus Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	December 9th, 2024
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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