

# **\$790,000 - 9709 Willis Avenue, North Hills**

MLS® #SR25054148

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## **\$790,000**

3 Bedroom, 2.00 Bathroom, 1,295 sqft  
Residential on 0 Acres

N/A, North Hills,

Discover the potential of this charming single-family residence with 3 bedrooms, 2 bathrooms with the bonus of a garage conversion offering 2 additional bedrooms, it's ideal for the multigenerational household. The garage conversion is unpermitted but thoughtfully constructed with quality workmanship adding so much potential to this residence. As you arrive at the frontage of this property you will be greeted with attractive curb appeal inspired by low tolerant landscaping. Once inside, you will find a spacious living room with an adjacent dining area providing ample natural lighting with views of the rear covered patio area. The large breakfast bar is perfect for your morning coffee or tea rituals. The kitchen features rustic wood cabinets (hand-crafted by the owner), tile counter tops, built-in appliances and a window overlooking the side yard and fruit trees foliage. Adding to the home's functionality, you will find an indoor laundry room with plenty of storage cabinets. The hallway leads to bedrooms with wall closets in addition to overhead storage cabinets and a full bathroom accented with wains-coating tile walls. On the other wing of the residence, you will find the 3rd bedroom with a private 3/4 bathroom plus access to the 2 additional rooms of the garage conversion. These rooms are a versatile space and can be adapted to your living space needs. Now, let's go to the outdoors of this property. The expansive driveway provides ample parking space, including potential RV &



boat access. The low maintenance backyard is designed for effortless enjoyment, making the yard perfect for entertaining and relaxation during the upcoming spring & summer months. Situated in a central North Hills location, this property offers convenient access to shopping, dining & major freeways. Don't miss out on this fantastic opportunity to call this property HOME!

Built in 1955

**Essential Information**

MLS® #	SR25054148
Price	\$790,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,295
Acres	0.19
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Raquel Magro
Listing Office	Pinnacle Estate Properties, Inc.

**Community Information**

Address	9709 Willis Avenue
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

**Amenities**

Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage, Converted Garage, RV Potential

# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage, Converted Garage, RV Potential
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Near Public Transit
Roof	Composition
Construction	Stucco

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Beamed Ceilings, Ceiling Fan(s), Tile Counters, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Gas Water Heater, Microwave
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	March 12th, 2025
Days on Market	9
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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