

# \$799,000 - 6225 Morella, North Hollywood

MLS® #SR25252373

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## \$799,000

2 Bedroom, 2.00 Bathroom, 1,147 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Imagine settling into this charming, single-story Cape Cod style home, perfectly situated on a sidewalk-lined street in a desirable suburban neighborhood in North Hollywood. This well-loved home features 2 bedrooms and 2 bathrooms, offering a bright living room, tray ceiling and a dedicated dining area/room. You'll appreciate the character of the well-maintained, original hardwood floors that flow throughout—the perfect foundation for your modern style. Comfort is ensured with central AC/Heat. Recently painted inside and out! The large backyard is a blank slate, offering plenty of opportunity for a dry-scape design (low water/low maintenance!) alongside space for a greenhouse or to add an ADU (Accessory Dwelling Unit) for future income or family use. Relax on the covered brick patio off the garage, complete with an attached grill, perfect for entertaining. Enjoy a secure, gated driveway with a block wall. Features a long driveway, 2-car detached garage, and potential for RV possible parking. Conveniently located within walking distance to the popular NoHo West Shopping Center for dining, shopping, and entertainment. This is a fantastic entry-level opportunity to own a piece of the Valley and customize your dream home from the ground up!



Built in 1942

## Essential Information

MLS® #	SR25252373
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.16
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Joseph Rudd
Listing Office	Keller Williams Realty-Studio City

### Community Information

Address	6225 Morella
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	Garage, Private, Driveway
# of Garages	2
Garages	Garage, Private, Driveway
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco, Wood Siding
Lot Description	Front Yard, Level, Rectangular Lot, ZeroToOneUnitAcre
Windows	Wood Frames
Roof	Shingle

Construction	Stucco, Wood Siding
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Main Level Primary, Walk-In Closet(s), All Bedrooms Down, Tile Counters
Appliances	Dishwasher, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 13th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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