

# \$650,000 - 2746 Friedrich Road, Oxnard

MLS® #V1-31329

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## \$650,000

3 Bedroom, 2.00 Bathroom, 1,664 sqft  
Residential on 0 Acres

Nyeland Acres - 0395, Oxnard,

Spacious Single-Story Home in Nyeland Acres

- Great Potential! Located in the unincorporated area of Ventura County, this charming single-story home in Nyeland Acres offers 1,664 sq. ft. of living space on a 6,969 sq. ft. lot. The property features 4 bedrooms and 2 full bathrooms, making it ideal for large families or savvy investors seeking high-potential income property. Enjoy ample parking with a double driveway that comfortably fits up to 6 cars, plus a 1-car garage. The generous backyard is perfect for family gatherings and weekend BBQs. While the home needs quite a TLC, it's a fantastic opportunity for first-time homebuyers looking to customize or investors ready to add value. It is conveniently located near Highway 101 for easy commuting



Built in 1968

## Essential Information

MLS® #	V1-31329
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,664
Acres	0.16
Year Built	1968
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tanya Reyes
Listing Office	Ventura County Executive Realty

### Community Information

Address	2746 Friedrich Road
Area	VC36 - El Rio / Nyeland Acres
Subdivision	Nyeland Acres - 0395
City	Oxnard
County	Ventura
Zip Code	93036

### Amenities

Utilities	Sewer Not Available
Parking Spaces	6
Parking	Concrete, Driveway, Garage
# of Garages	1
Garages	Concrete, Driveway, Garage
View	None
Pool	None

### Exterior

Exterior	Other
Lot Description	Agricultural, Sprinklers None
Construction	Other

### Interior

Interior	Vinyl
Interior Features	All Bedrooms Down
Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	66

Short Sale                      N

RE / Bank Owned        N

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