



Beautiful Home

1756 West 45th Street, Los Angeles, CA 90062



\$849,000

🛏 Bedrooms: 4
🚿 Bathrooms: 2

EXTRAS:

- Living Space: 1,713 sq ft
- Lot Size: 6,303 sq ft

Property Description

This is a must see DUPLEX in the Heart of Los Angeles with TWO charming homes on a spacious lot. The front house features 3 bedrooms and 1 bathroom, freshly painted, new flooring, and a spacious dining area for gatherings with family and friends, a separate laundry area with plenty of space, an updated bathroom, with spacious bedrooms and new windows. The back house features 1 bedroom and 1 bathroom, making it an ideal space for guests, extended family, or as a rental unit. With a detached 2 car garage you may be able to turn into an additional unit (ADU). The back yard has a huge iron fence for privacy and alley access. There's a front and back yard carport, with two separate long driveways on either side of the lot and a secured fenced-in yard, providing plenty of parking space. Plus plenty of space on the back yard for kids to play. This is perfect for a growing family or rental income. The new metro rail station is just a few minutes away, commuting to downtown Los Angeles and other popular destinations is a breeze. This is a great opportunity whether you're an investor looking for a fantastic income opportunity or a homeowner seeking extra rental income.



Victor H Duenas

CalBRE Lic. #01912659

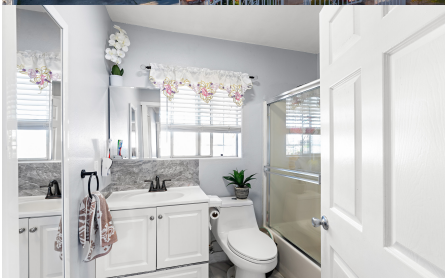
📞 323-707-7054



Martha Guzman-Duenas

01867203

📞 951-275-4033



MORE ON:

www.1756west45thstreet.com