



1906 Carmona Avenue
Los Angeles, CA 90016



Mid-City is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 10 years, Mid-City LA has gone through amazing growth – with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel.

COOL FACT:

There is a post office named for singer Ray Charles, who had his recording studio in Mid-City LA.

2 Units | 5 Bedrooms | 3 Bathrooms | 2,000 SF Interior | 6,359 SF Exterior



List price: \$1,075,000 Directions: In Mid-City. North of Washington Blvd, Just east of Fairfax. Address: 1906 Carmona Avenue, Los Angeles, CA 90016 Website: www.1906Carmona.com

Charming 3BR Updated Spanish Home + 2BR Rear ADU!

Located in HOT Mid City, close to Culver City, West Adams, and Miracle Mile. This is the opportunity you have been waiting for: Live in front primary residence (delivered vacant), while renting out a BONUS REAR "ADU-Style" 2 BR in original condition (currently rented at \$2,347/mos). Property can CASH FLOW at \$6200 a month.

Fully Gated & Landscaped + Cul-De-Sac Street + 2 Car Garage Spaces + Remodeled Kitchen and Bathrooms. Newer dual pane windows and beautiful new quartz countertops. There is also a bonus "studio space" that is currently part of the rear unit's lease. Trendy area near breweries, cafes, shops, LACMA, and Trader Joes. Exposition Rail line close by also. Come soon and we look forward to showing you around!



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WARNING







Property Highlights

- Updated Spanish Main Home
- ADU unit in rear - rented at \$2347/mos currently
- 5 BR, 3 BA Total (3BR, 2BA main home)
- Single Car Garages (1 has been drywalled and used as a non-conforming studio)
- Neighborhood: Mid-City LA
- Beautifully Landscaped with grassy lawns and Motorized Iron Gate
- Remodeled Kitchen in front unit
- Newly painted front unit
- Wonderful location near Cafes, Shops and Transit



Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

📧 jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428

 jerry & rachel hsieh
Real Estate Team

kw | KELLER WILLIAMS
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www.JerryANDRachel.com

All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.