



820-822 Alandele Avenue

Los Angeles, CA 90036



Miracle Mile is an established, close-knit community known for beautiful Spanish homes and prime central location (Mid-City to the south, Grove/West Hollywood to the north). In the last 20 years, the neighborhood 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. Buyers often discover this neighborhood - coming from Beverly Hills, Beverlywood, West Hollywood, and Larchmont Village - to name a few. The neighborhood is also known as Museum Square because of the many world-class museums on Wilshire. LACMA, Peterson Automotive Museum, and The Academy Museum to name a few!

2 Units (Duplex) | 6 Bedrooms | 4 Bathrooms | 3,612 SF Interior | 5,880 SF Exterior



List Price: \$1,999,000

Directions: In Miracle Mile. South of Wilshire Blvd, East of Fairfax.

Address: 820-822 Alandele Avenue, Los Angeles, CA 90036

Website: www.820Alandele.com

WELCOME HOME TO THIS BEAUTIFUL MIRACLE MILE TRADITIONAL DUPLEX — MANY UPGRADES AND BOTH UNITS DELIVERED VACANT

Fall in love with this fully vacant duplex with tons of traditional charm and upgrades. Super light and bright with lots of windows with brand new window treatments. You'll enjoy 2 living rooms in each unit... so great for entertaining while having a separate family/tv room. Formal dining room. Dedicated laundry room. Great closets/storage with new custom closet build-outs. Home has been incredibly well maintained with love. Hardwood flooring throughout that's in great condition. Newer HVAC, sewer line, copper plumbing and no deferred maintenance.

This duplex features two garages with their own driveway... so each unit gets its own driveway and 2 car garage (which frankly we think is AMAZING!). Plus, when factoring in the driveway parking, there is 10 car parking for the building. And to add to how great the garages are, there's custom cabinetry and a small office built out in one of the garages. Grassy backyard that's perfect for entertaining or enjoying a family BBQ.

You'll be living in the amazing neighborhood of Miracle Mile, which is super central to everything LA, Hollywood and Beverly Hills have to offer... a couple blocks from Petersen Automotive Museum, the New Academy Museum of Motion Pictures and super close to LACMA, great parks, The Beverly Grove, and great dining and entertainment. And as you're in the Miracle Mile HPOZ, you'll be immersed in a neighborhood filled with historic homes. Move into one and take advantage of the hot rental market in the other. Or great for a creating a family compound living in both units. This property is a winner and not to be missed.









Property Highlights

- Miracle Mile Duplex
- Traditional Architecture and Character
- Both units being delivered vacant
- Each unit has a dedicated garage and driveway
- Copper plumbing
- Private enclosed grassy backyard
- Hardwood floors
- New stainless steel appliances
- Wonderful location near Museum Row and the Beverly Grove
- Central AC and Heat
- Wonderful location near Cafes, Shops and Transit





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Buyer is advised to conduct their own investigation and satisfy themselves.