



5601 W. Olympic Blvd, #203

Los Angeles, CA 90036



Miracle Mile is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (I-10 Access to the south, Beverly-Grove to the north). In the last 10 years, Miracle Mile 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:** This neighborhood is known for having some of the best museums in the entire city. In fact, a portion of Miracle Mile is aptly named "Museum Row". The Los Angeles County Museum of Art (LACMA), The Petersen Automotive Museum, Craft Contemporary, George C. Page Museum, and La Brea Tar Pits pavilions are all World-class attractions within this 1-mile radius.

2 Bedrooms | 2 Bathrooms | 1,200 SF Interior | \$450 HOA/Mos



List Price: \$775,000    Directions: In Miracle Mile. North of Olympic Blvd, West of La Brea    Address: 5601 W. Olympic Blvd, #203, Los Angeles, CA 90036    Website: [www.5601Olympic.com](http://www.5601Olympic.com)

### **THE ONE YOU'VE WAITED FOR HAS ARRIVED. STYLISH TURNKEY MODERN UNIT IN PRIME MIRACLE MILE.**

This newer construction building is a quiet community-complex of only 10 units. With multi-million dollar luxury homes all around, this is absolute best price/value in all of Miracle Mile right now. A true gem: South facing (for the most peaceful, steady sunlight all day), CORNER UNIT WITH ONLY 1 COMMON WALL. Excellent 2BR + 2BA floor plan (bedrooms are on opposite sides of the home from best privacy.). This property boasts RARE 5 balcony areas.

Other upgrades include: Renovated luxury kitchen with granite countertops and porcelain tile floors + stainless steel appliances + in-unit laundry room + recessed lighting + toto toilets + 5 WALK-IN CLOSETS. The layout is excellent, featuring a dual-suite concept where bedrooms are on opposite sides of the home. Each bedroom has their own bathroom nearby, and the primary bedroom suite is extra large with luxury dual-vanity bathroom, balcony and professionally organized walk in closets. Building was built new in 2009, with modern amenities including hi-tech wiring systems, dual Nest Thermostat, dual pane windows, and underground secure parking.

Great location near Republique, All Seasons Brewing Co, Lassen's, LACMA, and all the Miracle Mile/Grove Area Shopping and Cafes. PRIME A+ LOCATION WITH HIGH WALK SCORE. Your Miracle Mile lifestyle awaits.









## Property Highlights

- Well Remodeled Newer Construction
- 2 BR, 2 BA Layout
- Coveted Corner Unit
- Large Windows & 5 Balconies
- 2-Car Secured Parking
- Neighborhood: Miracle Mile
- Remodeled Kitchen
- Open Floor Plan
- Primary En-Suite with Bathroom and Walk-in Closet
- Central AC and Heat
- Wonderful location near Cafes, Shops and Transit





## Jerry & Rachel Hsieh

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