



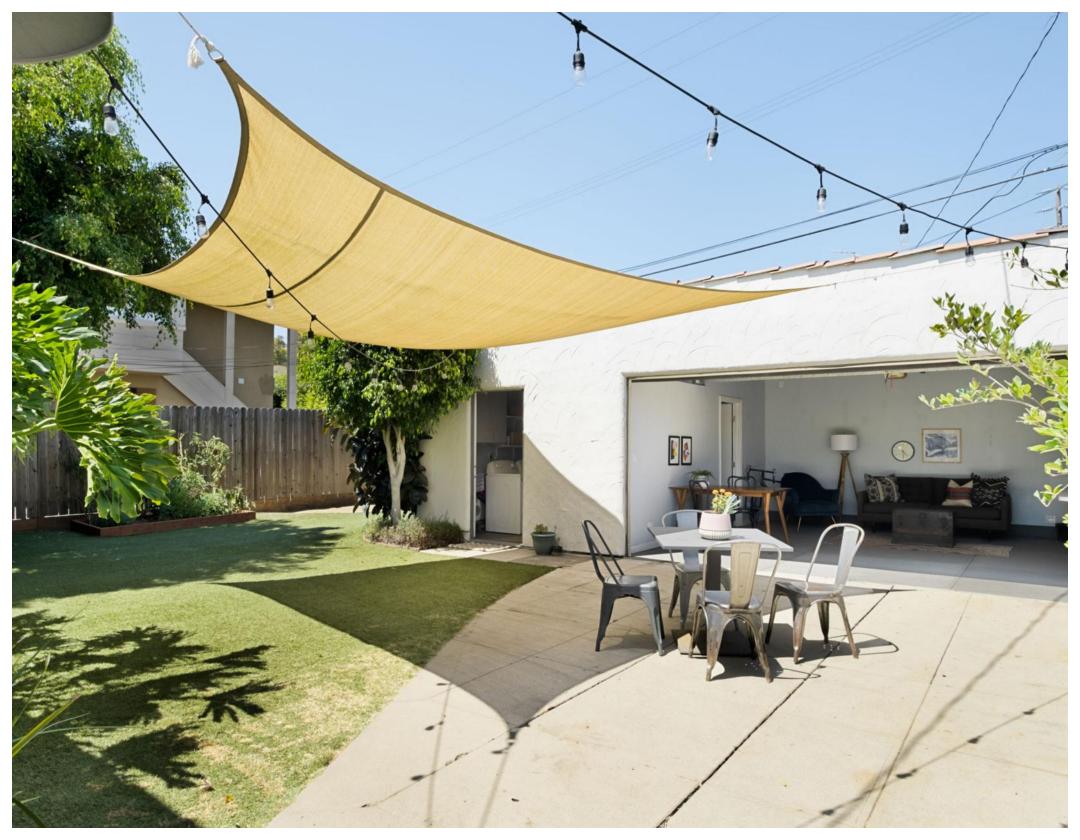
List Price: \$1,450,000 Directions: In Wilshire Highlands. South of Olympic Blvd, East of Hauser Blvd Address: 5317-5319 Dockweiler Place, Los Angeles, CA 90019 Website: www.5317Dockweiler.com

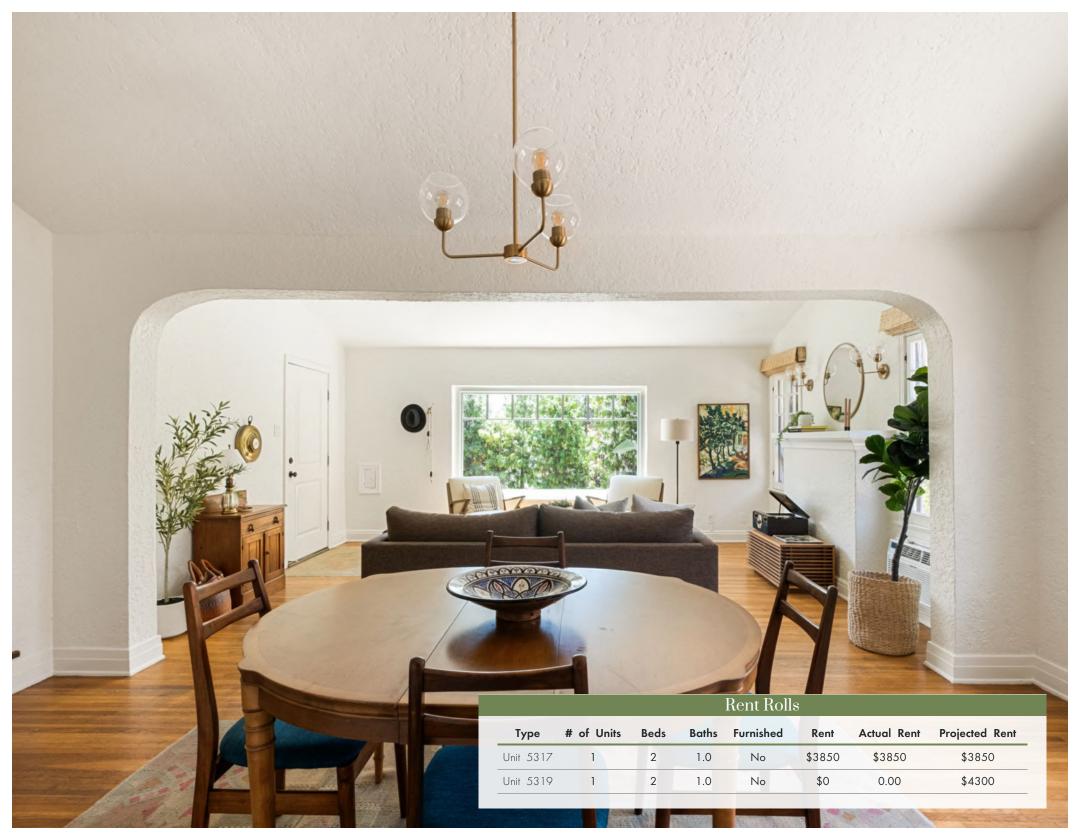
LUSH & PRIVATE SPANISH COMPOUND IN COVETED WILSHIRE HIGHLANDS NEIGHBORHOOD!

This 4 bedroom, 2 bathroom Side-by-side Duplex feels like an Oasis in the city - offering lush greenery, tall fences/hedges, and an amazing backyard that has it all! This property comes with a BONUS garage flex space that can be used for work or play (with attached laundry room and half bathroom). Both units have been remodeled with their own unique features and layout. Unit 5319 is delivered vacant (Previous rent was \$4300/mos). Unit 5317 rents for \$3850/month.

Abundant Character throughout both units - with traditional Spanish rounded arches, wood windows, high barrel ceilings, and original hardwood floors. Large open kitchens re-designed and remodeled by current owners. Subway tiling backsplash to ceiling, custom details in open shelving and floor tile, new cabinetry, and stainless steel appliances. Front and backyards both have many usable spaces, including a large turf lawn, a private fire-pit seating area, raised vegetable garden with fruit trees, raised wood deck, and additional private seating areas for each unit. Other special features include: Remodeled bathrooms + recessed lighting + dual-paned sliding glass doors + repaired foundation + newer roof.

Located in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, West Adams, Culver City, Miracle Mile and West 3rd too. LACMA, Republique, All Seasons Brewing, The Grove, all nearby. Beautiful architecture with great location, immediate vacant unit, and top-notch tenants - This one has it all!











Property Highlights

Classic Spanish Duplex

2 Units: Each unit has 2 bedrooms

Current rent (5319): Delivered Vacant. Projected \$4300/month

Current rent (5317): Actual \$3850/month

2 car converted garage with bonus laundry room and half bathroom

Large lot over 6,300 sq. ft.

Hedged and Private front and rear yards

Outdoor deck + Raised vegetable garden + Private seating areas

Renovated Kitchens and Bathrooms

Many character & Spanish details throughout

Wonderful location near cafes, shops and transit

Possible Future ADU potential











Jerry & Rachel Hsieh Realtor / Owners

310-228-8856

3 424.242.8856

@ jerry@kw.com

www.jerryANDrachel.com

8 #01701809, #01913428



www.JerryANDRachel.com

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