

Features include:

- Bedrooms - 2
- Bathrooms (full) - 2
- Square Feet - 906 sq. ft.
- Lot Size - 5,252 sq. ft.



5759 Hazeltine Ave, Van Nuys, California 91401

\$938,000



TWO HOUSES ON A LOT (Duplex) A rare opportunity in the heart of Sherman Oaks, this thoughtfully configured multi-residential property offers two separate homes on one lot, each with its own garage and private outdoor space creating flexibility for owner-users, investors, or multigenerational living.

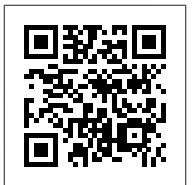
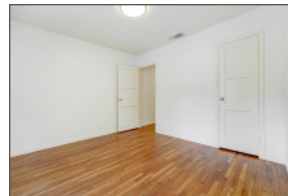
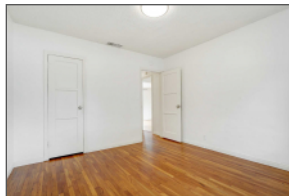
According to the Los Angeles Unified School District Resident School Identifier, the property is assigned to the highly regarded Chandler Elementary School, a California Distinguished School.

The front residence, 5759 N. Hazeltine Ave., offers approximately 906 square feet of living space with wood flooring and 2 bedrooms, a den or office, and 2 full bathrooms with tile floors. Its open-concept layout connects the kitchen, dining, and living areas, creating an inviting everyday living environment. The kitchen includes a stove, refrigerator, and dishwasher, while additional features include central air and heat, in-unit laundry, a large detached one-car garage, a private backyard, and a separately fenced side yard that may be ideal for pets. This front home will be DELIVERED VACANT, presenting an excellent opportunity for owner-occupancy or immediate market rent leasing.

The rear residence, 14108 Hatteras St., offers approximately 556 square feet with 1 bedroom, a den or office, and a 3/4 bathroom. This home also includes central air and heat, inside laundry, a stove, refrigerator, detached garage space, and its own fenced backyard for added privacy.

With two independent homes, separate outdoor areas, and desirable amenities in both units, this is a versatile property in one of the Valleys most sought-after neighborhoods. Excellent access to public transportation, 101, 170 and 405 freeways to downtown LA and the Westside. Parks, shopping and Ventura Blvd restaurants and entertainment are all very accessible. The Newest Trader Joes in the valley is right down the street adjacent to Westfield Fashion Square mall.

Seller, Broker and Agent does not represent or guarantee the accuracy of Listed information. Buyer is advised to independently verify all information, including but not limited to zoning, square footage, lot size, room count, school attendance, permits, and property condition through their own inspections and due diligence. All measurements are approximate or provided by third-party sources and are not guaranteed.



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