



Great Opportunity

15507 Sylvan Street , Van Nuys AL 91411

MLS:CNSR23009248 PRICE:\$810,000.00



Bedrooms: 2
Year Built: 1950
Parking: 2 Cars
Floors: 1

Full Baths: 2
Lot Size: 5946
Sqft: 1290



PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Hardwood floor
- ❑ Living room
- ❑ Stove/Oven
- ❑ Laundry area - inside
- ❑ Central heat
- ❑ Tile floor
- ❑ Dining room
- ❑ Washer
- ❑ Yard
- ❑ Fireplace
- ❑ Family room
- ❑ Refrigerator
- ❑ Dryer



PROPERTY DESCRIPTION:

Cheerful 2 bedrooms, 2 bathrooms, located on a quiet, family-friendly cul-de-sac. A picture window fills the living room with natural light and a wood-burning fireplace highlights the home's original charm. The dining room leads to a vintage-inspired kitchen featuring a breakfast bar and plenty of cabinets for storage. The kitchen is open to an inviting family room, accented by a sliding glass door that provides access to the private yard. A perfect venue for hosting year-round BBQs for family and friends, the backyard features a covered dining patio and lush lawn. When it is time to unwind you will find a spacious master bedroom with an ensuite bathroom with dual vanity and glass shower enclosure. The second bedroom is well-sized and offers views of the lavender bushes and lawn in the front yard. Finally, a second bathroom with a tub and separate shower enclosure completes this home. In addition, this home has hardwood floors, central AC/heat, NEST to optimize heating and cooling, a detached 2-car garage for a possible accessory dwelling unit, space for an RV, a newer water heater, and a laundry area. Close to the Japanese Garden, Lake Balboa, Balboa golf course, and much more. Easy access to the 405 freeway, close to public transportation, and a short distance to many restaurants and convenience stores.



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