

## Charming Spanish-style Condo In Heart of West LA



\$ 499,000



1323 S Carmelina Ave #206, Los Angeles, CA 90025

- » Beds: 1 | Baths: 1 Full
- » MLS #: 25560761
- » Condominium | 623 ft<sup>2</sup>
- » More Info: [1323carmelina.com](http://1323carmelina.com)



Nick Shepherd  
(310) 622-7415

[Nick@NSRealtyGroup.com](mailto:Nick@NSRealtyGroup.com)  
<http://www.NSRealtyGroup.com>

Keller Williams Santa Monica  
1437 7th St, Suite 250  
Santa Monica, CA 90401  
(310) 622-7415

Experience the best of West LA in this charming, Spanish-style condo. Located on the second floor of a peaceful courtyard building, this 1 bedroom, 1 bathroom corner unit condo sits just one block from Santa Monica, but without the Santa Monica price tag.

Step into a spacious living room filled with natural light and new carpet, with direct access to a private balcony that's perfect for morning coffee or winding down with an evening glass of wine. The adjacent dining area leads into a thoughtfully designed kitchen with stainless steel appliances and plenty of counter and cabinet space. The generously sized bedroom features a large closet and a relaxed, comfortable feel, while the updated full bathroom completes the home with a clean, functional layout.

This well-maintained 28-unit building offers secured entry, an on-site laundry room, assigned parking, and low HOA dues that include water, sewer, trash, basic cable and building maintenance. Ideally located near Wilshire and Santa Monica Boulevard, you're just minutes from the Expo Line, top

