



**\$895,000**

## **4312 WALTON AVE, LOS ANGELES, LOS ANGELES, CA, CA, US, 90037**

<https://pacificplayarealty.com>

- 6 beds
- 3 baths
- Single Family Residence
- Residential
- Active

Incredible Duplex stands as a rare blend of charm, function, and investment strength on one of Los Angeles' most beautiful tree-lined streets. This well-maintained duplex delivers a solid 7.6 cap rate with two distinct residences: a spacious four-bedroom, two-bath front home and a two-bedroom, one-bath guest house at the rear. Recent upgrades include updated electrical [...]

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### **Rooms**

**Rooms:** Primary Bedroom, Living Room, Patio Open, Dining Room

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### **Building Details**



**Listing Area:** Los Angeles Southwest

**Parking Garage:** Driveway

**Flooring:** Hardwood

**Building Type:** Detached

**Stories:** 1

## Amenities & Features

**Heating:** None

**Water:** Public

**Furnished:** Unfurnished

**Pool:** No

**Cooling:** Wall Unit(s), Window Unit(s), Wall/Window

**Levels:** One Level

