



1127 S Lucerne Blvd

Los Angeles, CA 90019



Longwood Highlands is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location. In the last 10 years, Longwood Highlands has gone through amazing growth – with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel. The official Longwood Highlands Neighborhood is located just south of Olympic Blvd, between Highland Blvd and Rimpau Blvd. This entire area attracts historic home aficionados and those wanting a great neighborhood in the heart of the city. Residents here LOVE their proximity to Larchmont Village!

COOL FACT: (1) The late, great Leonard Cohen lived right down the street from our listing at 1031 South Tremaine Avenue. (2) Longwood Highlands throws an annual block party in May every year.

Duplex | 6 Bedrooms | 4 Bathrooms | 2,748 SF Interior | 7,292 SF Exterior



List Price: Upon Request

Directions: In Mid-Wilshire Neighborhood. South of Olympic Blvd, East of Highland

Address: 1127 S. Lucerne Blvd, Los Angeles, CA 90019

Website: www.1127Lucerne.com

GOLDEN OPPORTUNITY FOR A MOVE-IN READY, ALL VACANT DUPLEX IN A QUIET, RESIDENTIAL NEIGHBORHOOD.

What a rare find in this market, where a building has recently been renovated, including many new systems (AC, tankless hot water heater, newer roof, new electrical panels) and is ready for maximized rent or owner occupancy. Could be a good option for multi-generational family living also. Gated front yard for privacy, with mature fruit trees in both front and backyard. 2 car garage on a large 7,200+ sq. ft. lot - which could have future ADU potential as well. Both units are 3BR, 2BA layouts, with new floors, recessed lighting, newer dual-e energy efficient windows. Updated kitchens and bathrooms throughout. Property was original a SFR craftsman home, and was converted with permits to a formal 2-Story duplex.

Near Hancock Park and Larchmont Village, with parks and many popular shops nearby. Central location and a stellar find at this price.





Type	#of Units	Beds	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2	No	\$0	\$0	\$3900
Unit 2	1	3	2	No	\$0	\$0	\$3200





Property Highlights

- Recently Renovated Duplex
- 2 Units: Each unit has 3 bedrooms
- Delivered Vacant
- 2 car garage
- Large lot over 7,200 sq. ft.
- Updated Kitchens and Bathrooms
- New floors and Recessed Lighting
- Tankless Hot Water Heaters and Upgraded Electrical Panels
- Newer Roof & AC
- Wonderful location near Cafes, Shops and Transit
- Possible Future ADU potential
- Quiet Residential Neighborhood Location



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