



## Rental Income opportunity

7449-7449 1/2 Variel Avenue, Canoga Park, CA 91303

\$1,249,900

🛏 Bedrooms: 8

🚿 Bathrooms: 4

### EXTRAS:

- Living Space: 2,500 sq ft
- Lot Size: 9,174 sq ft

## Property Description

Discover a world of possibilities in this expansive property featuring two fully renovated homes in a prime location. The main house offers 4 cozy bedrooms and 2 stylish bathrooms spread across 1,335 sq. ft. of contemporary living space. Step into the sleek, modern kitchen with stainless steel appliances, quartz countertops, and renovated spa-like bathrooms. The detached ADU (Accessory Dwelling Unit) provides 4 bedrooms and 2 bathrooms within 1,200 sq. ft. of living space. This independent unit offers flexibility for multi-generational living, home office use, or potential rental income, with its own private entrance and spacious backyard for outdoor entertaining. Both homes boast custom kitchens, elegant wide plank flooring, and new lighting fixtures that create a warm and welcoming atmosphere. Additional features include smart locks, a Ring security camera, and upgraded plumbing fixtures for modern convenience. The property is beautifully landscaped with low-maintenance gardens, auto sprinklers, and a private auto sliding gate for security and privacy. Enjoy abundant parking with room for up to 6 cars. The homes share a water and gas meter, but each has its electric meter for ease of utility management. Situated in an up-and-coming neighborhood near shopping, dining, and entertainment options, this property is perfect for those seeking convenience and lifestyle. The proximity to parks, walking trails, and recreational areas makes it ideal for outdoor enthusiasts. Enjoy a short commute to major business districts and easy access to public transportation. This versatile property offers modern amenities, a range of living options, and the potential for strong rental income. Don't miss out on this exceptional opportunity to own a multi-use property that fits all your needs. Schedule your showing today and experience the potential of this remarkable investment!



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