



3754

**3754 FREDONIA DR**

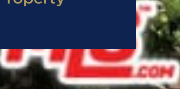
90068, CA

**\$899,900**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property



## 3754 FREDONIA DR

90068, CA

This property is now active in an online auction. Auction starts Sunday 5/17 and ends Tuesday 5/19. All bids must be submitted during the auction period via the property's listing page. The sale will be subject to a 5% buyer's premium pursuant to the Auction Terms and Conditions (minimums may apply). All auction bids will be processed subject to seller approval. Attention owner-occupant investors! This 4BR/2BA duplex offers an upper and lower unit, providing flexible living and income potential. The property features a spacious side yard with room to reimagine outdoor use.

**Cooling: No A/C**

**\$899,900**



Centrally located with convenient access to major highways and public transportation, and just minutes from iconic destinations including Universal Studios and the Hollywood Bowl. A prime opportunity for savvy investor buyers looking to expand their portfolio. The property is sold as-is, fully occupied and sight-unseen with no interior access. Exact occupancy unknown. Drive by only. Do not disturb. Cash only. Exact bedroom/bathroom count unknown. Tax records indicate 4BR/2BA, previous MLS history indicates 3BR/2BA.



