



9555 VIA VENEZIA

BURBANK, CA 91504

\$699,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Welcome to 9555 Via Venezia. This 3-bedroom, 3 bath fixer-upper corner unit in the highly sought-after Cabrini Villas of Burbank offers a rare combination of space, privacy, and hillside views. Tucked away in a quiet part of the community, this townhome is ideal for those seeking comfort, convenience, and the chance to add their personal touch. Step inside to find an open-concept layout that connects the spacious living room and dining area, designed for both everyday living and entertaining. The living room features a fireplace and opens to a covered patio, perfect for morning coffee or evening relaxation.

Garage Count: 2 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water

\$699,000



Upstairs, the primary bedroom includes a walk-in closet, private balcony, and an en-suite bath with a walk-in shower. Two additional bedrooms provide flexible space for guests, family, or a home office, and share a full hallway bathroom. Downstairs, a bonus room offers space for storage or a small office, adjacent to the two-car garage. This home is a fixer-upper opportunity, well suited for those looking to customize and build equity over time. HOA dues include water, sewer, cable, high-speed internet, and exterior maintenance for a low-maintenance lifestyle. It's a rare chance to own a corner unit in Cabrini Villas with privacy, views, and plenty of potential. As a resident you'll enjoy 24-hr security, 7 swimming pools, 4 Jacuzzis, 6 tennis courts, basketball and volleyball courts, a playground, clubhouse, and a park.



