





CONDOMINIUM IN WEST LA

1255 Federal Avenue, #103 West LA, CA 90025

> **ASKING PRICE:** \$989,000



FOR 3D WALK-THROUGH OF PROPERTY





















Amazing Brentwood Adjacent Condo with Expansive Private Patio

Nestled in a serene rear location within The Federal Plaza, this charming 3 bedroom + 3 bath single-level unit offers the best of both worlds. Enjoy the tranquility of a secluded space with only one common wall, while being a stone's throw away from Brentwood's finest amenities. Approximately 1400 sqft of comfortable living awaits you in this 1991-built residence.

- Extremely spacious private patio, complete with mature fruit trees
- Tasteful vinyl flooring flows throughout the condo
- Enjoy the feeling of openness and ample space in the living room
- Granite fireplace in the living area provides a cozy ambience
- Kitchen with new stainless appliances and granite counters
- Lots of cupboard space and breakfast bar
- Central heat and ac, Inside laundry and recessed lights
- Abundant greenery views in all rooms ensuring privacy in all rooms
- Generous size secondary bedrooms with sitting area
- Tastefully remodeled bathrooms with modern finishes
- Expansive en-suite primary bedroom with ample closet space
- Luxurious primary bath with separate spa tub, walk-in shower and dual vanities
- This complex features a warm lobby, lush greenery
- Amenities include a 2 car secured parking plus lots of guest spots
- Enjoy the vibrant Sawtelle Blvd scene, just moments away
- Close to UCLA, Santa Monica, Century City and Beverly Hills







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