



GARYLIMJAP

39 YEARS SERVING THE WESTSIDE



CONDOMINIUM IN WEST LA

11535 Rochester Ave., # 202
Los Angeles, CA 90025

ASKING PRICE:
\$929,000




WWW.GARYLIMJAP.COM
FOR 3D WALK-THROUGH
OF PROPERTY



 (310) 430-0818

 GARYLIMJAP@GMAIL.COM

 **WWW.GARYLIMJAP.COM**

 DRE 00927151

Brentwood Adjacent Condo Oasis in West LA

This south-facing corner condominium in The Rochester Hill is bathed in abundant natural light. Built in 1989, the residence spans approximately 1,326 square feet, offering a functional layout with two spacious bedrooms and two and a half bathrooms. Its prime position in the 24-unit complex creates a living space that feels exceptionally bright, open, and airy.

- ▶ Elegant wide plank wood flooring spans the entire home.
- ▶ Crown moldings, recessed light and Central Heat/AC
- ▶ Indoor-outdoor flow with balconies off the living area & primary bedroom
- ▶ Travertine fireplace creates a sophisticated focal point in the living room
- ▶ Kitchen with granite countertops and extensive cabinetry and breakfast bar
- ▶ Dedicated dining area accommodates a full-size dining table.
- ▶ Full-sized laundry room with abundant storage space.
- ▶ Expansive primary en-suite bedroom with walk-in closet and sitting area.
- ▶ Spacious secondary bedroom with its own en-suite bathroom.
- ▶ Two car secured parking plus lots of guest spots.
- ▶ Homeowners Dues include Earthquake Insurance.
- ▶ Unrivalled access to Sawtelle Blvd with its diverse array of dining and shopping.
- ▶ Close to UCLA, Santa Monica, Century City and Freeway access.



©2025 Coldwell Banker Real Estate LLC. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned By a Subsidiary of NRT LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. If your property is currently listed for sale, this is not intended as a solicitation.