



\$ 724,000



11132 Hershey St, Sun Valley, CA 91352

- » Beds: 3 | Baths: 1 Full, 1 Half
- » MLS #: SR23036634
- » Single Family | 1,165 ft² | Lot: 8,997 ft²
- » More Info: 11132Hershey.com



Anngel Benoun
 Randye Saunders
 (818) 521-4035
 (818) 645-8575
 Anngel4re@earthlink.net
<https://Anngelbenoun.evrealstate.com>

Engel and Voelkers Encino
 17279 Ventura Blvd.
 Encino, CA 91316
 (818) 728-2200

Multiple Offers. Please submit Highest and Best offer no later than 10 am on Wednesday 6/7/23. Nestled amongst towering trees and natural landscape is this adorable starter California bungalow located in prime Shadow Hills adjacent neighborhood. It is ready and waiting for you to make your own. Situated on a gorgeous tree shaded lot, you will feel the cool and comfortable vibe the moment you enter. Enter to spacious living room that features hardwood floors and fireplace. Cozy dining area adjoins and has slider window views to the outside. Retro style kitchen with corner breakfast nook offers abundant cabinetry and counter space for those who love to cook. Bedrooms feature hardwood flooring, ceiling fans and ample closet space. They share a full bathroom with great space and potential to update. Indoor full sized laundry room is a plus too. Those who enjoy nature and have a green thumb will enjoy the possibilities the backyard has to offer. Huge 8997 square foot lot also offers opportunity for ADU. Your cosmetic and updating styling will make this a winner. Hurry to your great new beginnings!

