



Spanish Duplex with Studio / Workspace



6406-6408 6th Street, Los Angeles, CA 90048



REAL ESTATE

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Two-story Spanish duplex located on the most serene portion of 6th Street. Entrances to both units are perfectly situated to have complete separation and privacy from each other to maximize the ideal living and work space. The ultimate office or guest suite exists behind the residences and can easily be transformed to a working garage. Each unit features 3 bd/2 ba, multiple car parking, personal patio, sleek stone fireplace, high ceilings, hardwood floors, and modern kitchens with s/s appliances. The lower level's French doors open to a vine covered porch and beautifully landscaped yard. Moments away from The Grove, Beverly Center and many of the famed restaurants in Beverly Hills, this property blends urban convenience and a relaxing escape.



Each office is independently owned & operated



🏠 3,553 sq ft 🏠 \$ 2,274,000

🏠 6,251 sq ft 🛏 6 | 🚿 4



Property Features & Highlights

- Situated on serene portion of 6th Street
- Separate entrances to each unit
- Converted garage for ultimate work space or use as a two-car garage
- Each unit has 3 beds/2 baths
- Hardwood floors
- Secluded back yard with wood deck and pergola
- Stone mantle fireplace
- Gated driveway
- Ample parking space
- Centered near Beverly Hills' many amenities



6406SixthStreet.com