

STATELY DUPLEX IN OAKLAND'S PILL HILL DISTRICT

Asking Price: \$819,000

3143-3145 Telegraph Avenue, Oakland, CA 94609

**VACANT
OWNER'S UNIT**



This stately duplex, circa 1910, on Telegraph Avenue is located in the heart of Oakland's Pill Hill District. It features approximately 2,231 square feet of living space on an approximately 3,492 square foot lot, and a large tall attic. The lot is approximately 100 feet deep and has approximately 35 feet of street frontage on Telegraph Avenue. 3143 Telegraph, on the lower level, is a 3-bedroom, 1-1/2-bathroom unit with a large living room with a beamed ceiling, laundry hookups on the rear porch, and a central heat furnace. 3145 Telegraph, on the upper level, is a 2-bedroom, 1-bathroom unit and has a large well-lit living room facing Telegraph Avenue, a large dining room, a good-sized laundry room in the rear, hardwood floors, coved ceilings and a wall furnace. The Property is served by 2 gas meters, 2 electric meters, and 2 water meters. There is parking for 2 cars in the front. Off to the left is a long driveway that leads to a large metal-clad storage. This long driveway can also accommodate 3 additional cars in tandem. And finally, 3143-3145 Telegraph Avenue offers very close proximity to various medical facilities in Pill Hill, AC Transit busline, freeways, shopping, local amenities and trendy restaurants.

3143-3145 Telegraph Avenue also provides the optionality for the new owner to live in one of the units and rent out the other unit for income. In this regard, it can be both a gem of a home and a gem of an investment at the same time!

Floor Plan on the reverse side

www.Panavista.com/3145Telegraph

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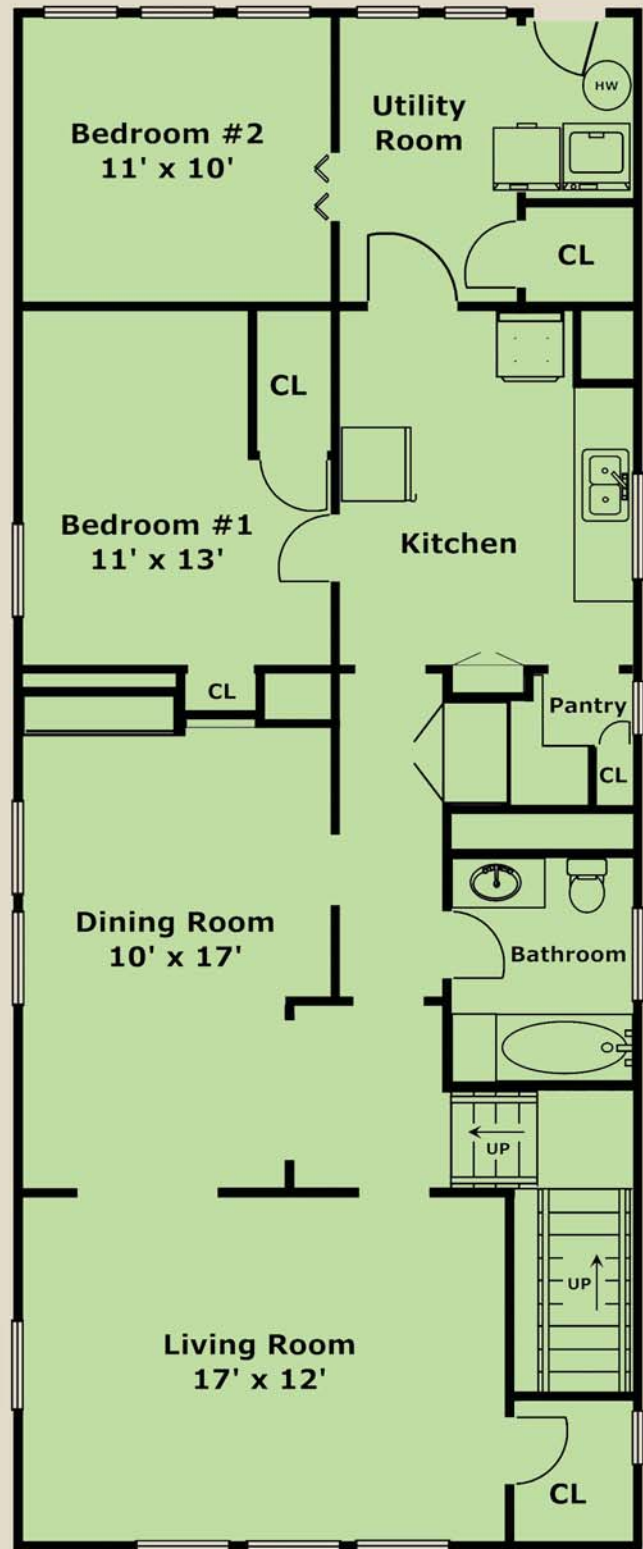


(510) 523-0707
PANAVISTA REALTY
2503 Lincoln Avenue, Alameda

FLOOR PLAN FOR 3143-3145 TELEGRAPH AVENUE, OAKLAND



Main Entry
3143 Telegraph (Lower Level)



Main Entry
3145 Telegraph (Upper Level)

Layout and all measurements are approximate,
and not guaranteed to be either exact or to scale.