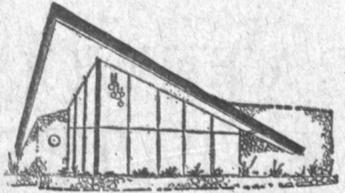


Homes for Sale 86 Homes for Sale



FREDERICKS REALTY & ESCROW



BEN NOWATKA BROKER

Member of the Following Boards:

- Gardena Board of Realtors
- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
- L. A. Board of Realtors—Southwest Branch



RUSS AMADO BROKER

JOE'S EXITED

And you will be too when you see this 2 bedroom home located in Hawthorne. All hardwood floors, plastered walls separate garage and priced at only \$14,950. Submit your own down payment. No. 116.



LESLIE MAAHS SALESMAN

BIG BEN'S SPECIAL

Here's a lovely big 4 bedroom 1 1/2 bath home in the shadows of Sears Del Amo. It has wall to wall carpeting, fenced rear yard and big 2 car garage. Full price \$21,950 and FHA Terms OK. No. 126.



BOB MORRIS SALESMAN

DEWEY'S MANSION

Will be your mansion too. It's a big 4 bedroom and family room home with step down living room, peg and groove floors in family room, built-ins, fireplace and many extras. Immediate possession if desired. No. 131.



CY WEBBER SALESMAN

RALPH'S RETREAT

This is a bog 2 bedroom and den home on 82x239 lot with an extra one bedroom rental way in the rear and a beautiful kidney shaped pool. One look and you will want it for your retreat too. No. 133.

We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere.

GEORGE'S DREAM

Can be your dream too. It's a 3 bedroom and family room Merit resale. Some features include wall to wall carpeting, built-ins, 1 1/2 baths, fireplace, sprinklers, and in excellent condition. Full price \$23,500. No. 121.

CY'S BARGAIN

Big Triplex consisting of 3 2 bedroom apartments and a 3 car garage. Located close to downtown Torrance and never a rental problem. Full price only \$25,500. No. 127.

STU'S PLUNGE

Right here in Southwood a beautiful 3 bedroom 1 1/2 bath home with 13x32 heated pool. This home has that extra oomph and features galore. Full and complete price \$25,200. No. 130.

RUSS IS HAPPY

About this darling 2 bedroom home in Southwood. It has a built-in range, oven and dishwasher in kitchen, the home is in perfect condition inside and out. When calling ask about No. 103.

M-1 LOTS

Four M-1 lots in a row, 25x130 each, on semi-busy street in Gardena near new San Diego Freeway. All lots priced at \$20,250 or submit your trades. No. 107.

TRANSFERRED

Owner has been transferred and leaving this beautiful 3 bedroom and den home. There are 1 1/2 baths, wall to wall carpeting, brick fireplace in den, 2 car garage and located in the heart of Southwood. Full price only \$22,900 and FHA terms available. No. 135.

HARBOR LIGHTS

Enjoy a full view of the harbor from this beautiful 3 bedroom, 1 1/2 bath home. It's only 6 years old, located on a corner lot, has double garage and excellent financing available. Full price only \$24,950. No. 111.

LES' GEM

Here's a gem of a buy if you ever saw one. This home has 3 bedrooms 1 1/2 baths, wall to wall carpeting, big 2 car garage and only 2 1/2 years old. Full price \$18,600 easy terms. No. 105.

GUEST HOUSE

Here's a charming 2-bedroom home with an unfinished guest house. It's near Artesia and Crenshaw, also close to shopping and busline. In perfectly immaculate condition inside and out. Submit on price and terms. No. 139.

LOW DOWN

Here's a charming 3 bedroom home only 9 years old with fenced yard, hardwood floors that could use some fixing here and there, but no major problems. Submit on no down for G.I. and \$1000 down for FHA deals. Sure to sell at only \$14,500. No. 112.

LITTLE BEN'S CORNER

Located in North Torrance this dreamy 3 bedroom and family room home has corner adaptability plus privacy. Only 1 year old and in better than brand new condition. No. 113.

BOB'S DELIGHT

Bob just listed this dandy home in the Gardena area. It's a Merit resale with 1 1/2 baths, electric built-ins, dishwasher, forced air heating, big double garage and in a much in demand area. No. 109.

3 BATHS

G.I. resale has 3 big bedrooms, 3 baths with lovely carpeting and draperies, cement block fencing, 2 car garage, fruit trees and lots of extras. Submit your trades for smaller income properties. Full price only \$21,500. No. 134.

RAY FLIPPED

When he listed this 3 bedroom Southwood home and one look will flip you too. It has draperies, carpeting, hood over stove, sprinklers and priced at only \$19,750. No. 114.

HOME HINTS

Mrs. J. Otto asks this question: "How Can I Finance a Home Improvement?"

There are several ways to obtain money for making improvements on your home, (i.e., adding a bedroom, remodeling the kitchen, building a garage). The problem is to find the least expensive of these available methods.

If you have a large equity in your property and wish to keep your monthly payments low, your best bet would probably be to refinance with a Savings & Loan. Placing a second trust deed on your property is extremely expensive and should be a last resort measure, especially if you must go on the open market for the money. A home improvement loan by your banker is an excellent way to secure funds, and you will find him very cooperative if you have a reasonable amount of equity in your home.

I believe the best method available is to secure an F.H.A. Title I loan. The interest rate is lower than the others mentioned, and there is no balloon payment. The charge for placing this loan is usually less than \$15.00, the cost of paper work involved. The maximum amount usually loaned on a single family residence is \$5,000. Many banks will not make this type of loan and offer as a substitute their own home improvement loan at a higher interest rate.

Before securing any kind of loan, it would be wise to consult your Realtor, who is familiar with all types of available financing. He can advise you as to which method would best suit your particular needs. Upon request I will be happy to recommend banks who still make F.H.A. Title I loans.

Read my column every Wednesday and Sunday in Torrance Press. If you have any question you would like answered, feel free to write me: Fred Fredericks, Fredericks Realty.



RAY POWELL SALESMAN



RALPH CAMERON BROKER



BEN CLARK BROKER



JOE BABICK SALESMAN

2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

4126 Sepulveda Blvd.

CARSON AND NORMANDIE
CLOSE TO NEW SHOPPING CENTER. THREE BEDROOMS, 1 1/2 BATH, HAS INTERCOM, FAMILY ROOM, BUILT-INS, WALL TO WALL CARPETS, LARGE EXISTING G.I. LOAN OF \$14,750 AT \$120 MONTH INCLUDING TAXES AND INSURANCE. 1218 WEST 21ST ST.

4 BEDROOM — TORRANCE
OUTSIDE LIVING INSIDE IS WHAT YOU HAVE HERE. NOTHING HAS BEEN LEFT OUT. BEAUTIFUL CARPETS AND DRAPES THROUGHOUT. SO TRADE IN YOUR SMALLER HOME AT MARKET VALUE FOR THIS EXECUTIVE TYPE SOUTHWEST ROYALTE LOCATION. \$5000 DOWN. 4208 W. 227TH PLACE, TORRANCE.

GARDENA HIGH SCHOOL
DON'T OVERLOOK THIS 10% DOWN, THREE BEDROOMS, 1 1/2 BATH WITH FIREPLACE, FAMILY ROOM, BUILT-INS, INTERCOM, FORCED AIR HEAT, LARGE BREAKFAST BAR, ONLY HOME IN AREA FOR SALE. THIS SHOWS PRIDE OF OWNERSHIP. DRIVE BY 1119 RUMBOLD ST., GARDENA.

ROLLING HILLS ROYALTE
ASTVIEW THAT IS OUT OF THIS WORLD. THREE BEDROOMS, THREE BATHS, TWO FIREPLACES, FORCED AIR HEAT, DISHWASHER, INTERCOM, SERVICE PORCH, 1980 SQUARE FEET OF LIVABLE AREA. BIG-HUH? LAWN SPRINKLERS FRONT AND REAR. IF ITS PRESTIGE YOU WANT, LOOK NO FURTHER. 2131 RONFARD, SAN PEDRO MAILING.

TORRANCE
NOW DRIVE BY THIS 3-BEDROOM, 1 1/2 BATH CORNER HOME WITH BIG BACK YARD, FENCED, DOUBLE DETACHED GARAGE. CLOSE TO SCHOOLS. \$2500 DOWN. HAS G.I. LOAN, 559 HALISON ST.



BODDEN REALTY

4727 Torrance Blvd.—FR 1-7081, FR 1-1060

1208 CLARION DRIVE

3-bedroom, 1 1/2 baths, built-in stove and oven, sliding glass doors to covered patio. Priced \$20,150.

2222 W. 236TH ST., TORR.

3 Bedroom and den, built-in stove and oven. Close to schools and shopping. Price \$21,950.

2658 DALEMEAD ST., TORR.

OPEN HOUSE—1-4 P.M. Ideal location for elderly couple. Walk to schools and shopping. Located in back of Parasol Restaurant. Priced \$14,950.

Don Borden Realty

23991 Narbonne Ave. DA 6-2734

\$395 DOWN
G.I. Resale
3 Bdrm., 2 Bath

★ No Down to Vets ★

Two and 3-bedroom homes to choose from. Payments from \$75 to \$110 monthly include principal, interest, taxes and insurance. Why pay rent when these terms are available. Call now. They won't last.

Rosenkrantz REALTOR
23808 Hawthorne Blvd.
FR 8-8361

R-3 LOT

2 Br. Corner Stucco
CLOSE TO NEW FREEWAY
31959 CASH DOWN
22404 SOUTH HARVARD
PL 7-1733 FR 5-6959 Eves.

NO DOWN G.I. 3 bedrooms, 3 baths, a double detached garage, hardwood floors, large yard. FR 0-3561

Walking Distance to Lomita Post Office, Bank, Bus Lines
This is an older frame home on a beautiful lot 50x145 zoned R-2. Good chance that it could be rezoned to R-3. Large kitchen and dining room. Fruit trees and a back yard. This is a real buy priced at \$14,500.

EXCELLENT LOCATION, LOMITA
Large lot 65x181, zoned R-2 has a large 2 bedroom home approximately 1400 square feet. This is an unusual piece of property too if you do not care to build units for storing or parking trucks or for building equipment. Priced at only \$21,950. Can be handled with \$3000 down to a new loan.

WALKING DISTANCE TO DOWNTOWN TORRANCE
Three bedrooms, large rumpus room, fireplace, lots of shade trees and fruit trees. Has double detached garage, walking distance to older home in good district. Priced for quick sale at only \$19,950. \$2500 down will handle.

OWNER VERY ANXIOUS HEADED TOWARD FORECLOSURE
This is an excellent 3 bedroom, 1 1/2 bath extra large kitchen and dining area. Has double detached garage, walking distance to grade and Catholic school. ALSO to new shopping district, and the price for a quick sale is only \$15,000. Good terms.

Vaughn, Realtor
FA 8-9480 (anytime) DA 6-1164

22108 NICOLLE TORRANCE

LOVELY THREE BEDROOM, FAMILY ROOM, 1 1/2 BATH HOME. COLORED BUILT-INS, FIREPLACE, WALL TO WALL CARPETING AND DRAPES, CINDER BLOCK FENCED REAR YARD. OWNER MUST SELL DUE TO ILLNESS.

OPEN HOUSE UNTIL SOLD

ZACCAGLIN REALTY

1140 S. Hawthorne Blvd. OS 6-0171

NO DN. G.I. \$295 DOWN
3 BR. HOME
FULL PRICE
\$10,750

3 BEDROOM GREAT FOR CHILDREN

A little paint and a lot of work to make this a charming 3 bedroom home. It features attached garage, fenced yard, large lot 50x150 and many other features. MONTHLY PAYMENTS OF ONLY \$57.37 including principal and interest. Better hurry for this one. Call

\$395 DOWN Needs Paint
Nice 2-bedroom home with great possibilities. Large fenced yard, room to build, attached garage, separate laundry room. Near Mira Costa High School. Only \$11,100 with payments of only \$88.50 P.M. Call for an appointment to buy it now.

23844 Hawthorne Blvd.
Open 'til 9 p.m.
FR 8-2294

Located near grammar school & new \$5 million high school. This unique home features large kitchen, stucco construction, about seven years old. A large fenced yard designed for children. Move in on rental basis until close of escrow. Out of state credit O.K.

TRY \$1500 DN. LARGE 3 BR. FHA TERMS

This exceptional home features wall to wall carpeting, hardwood floors, huge kitchen, lots of tile, block wall fence, barbecue and patio, attached garage, nicely landscaped, and many other features. Near schools and markets. Full price \$16,950. Call

FR 0-3561

INCREASE YOUR SAVINGS
Get 10% on Your Money
Instead of the Usual 3% or 4%.
Take \$1800. Invest in these three houses on one large lot.
Add a little time and some summation
And soon you have a large equity.
Houses are in good condition—no vacancies.
Showing them is our business.

We Have What You Need in Real Estate

PIARA REALTY

16685 Crenshaw Blvd.
DA 3-2552

LOVE'S LABOR NOT LOST!
Heaven on Earth!
Castle-type Spanish stucco home at 1303 Cole. Three large bedrooms, all tile bath, large living room with fireplace, full dining room, breakfast room, new kitchen with dishwasher, garbage disposal, large R-2 lot with double garage on alley. Drive by then call us for particulars.

A Real Sleeper
Three bedroom and family room with 1 1/2 baths, new wall to wall carpets throughout. Built-in range and oven, large brick fireplace, TV racks, 1600 square foot home on a quiet street. Priced only \$22,500.

Less Than Rent!
Lovely 2 bedroom and den with a beautiful fenced yard. Double detached garage on corner lot. Near County General Hospital. Has new loan on property of \$12,800, payable \$88 per month. Move right in with \$2000 down.

KEN MILLER REALTY
1803 CRENSHAW BLVD. TORRANCE
FA 8-1049

\$595 DOWN 3 BDRM. DOLL HOUSE

See this neat hardwood floor home located near new shopping center. Disposal, fenced, dining area, 2 blocks to school, terrific back yard for your children. Call now.
23844 Hawthorne Blvd.
Open 'til 9 p.m.
FR 8-2294

\$995 DOWN 3 BR., 2 BATH
Built Ins Plus Many Extras
NEAR CARSON AND MAIN
Excellent surrounding homes, close to shopping, stucco, five years, hardwood floors, wall to wall carpets, drapes, built-ins, forced air thermo heat large lot with two yards, acoustical ceilings, insulated. Excellent condition.
PASCH REAL ESTATE
OS 5-0367

\$295 DOWN 3 BEDRM. AND FAMILY RM.
Sited in a highly desirable residential area near South High. Includes separate dining room, thermo controlled heat, sliding glass shower door, wall to wall carpeting, open beamed ceilings. Hurry! Try \$14,950 full price.
FR 0-3561

3 BEDROOM, w/w carpet, covered patio, fenced, Will PHA, 22803 Broadwell Ave, DA 6-3691.

Royalle Parents
SAFETY FIRST
No walking children to school, no fast boulevard traffic to contend with, you will have peace of mind in this immaculate 3 bedroom home, large completely landscaped, fenced yard with fruit trees. Walk to complete well planned shopping center. Included in sale price beautiful O'KEEFE & MERRITT deluxe chrome hot stove & refrigerator. PLUS water softener—all this for only \$17,250. POSSESSION BY SEPT. 10.

Entertainers
Enjoy life just a little more with this beautiful, enchanting HEATED 15x35 POOL WITH OUTSIDE DRESSING ROOM. Landscaped to perfection. This 3 bedroom, family room home is completely carpeted and draped throughout—terrific location. If you do not have resistance—do not see this—as your natural desires will prompt you to buy and you can move in within 10 days with ONLY 10% DOWN AND NO 2ND!

& Defenders
VETERANS NO DOWN EXCEPT CLOSING COST PRICED FROM \$12,500 TO \$22,500
Want 3 bedrooms, 1 1/2 baths, wall to wall carpeting, fireplace, separate service room, lovely patio, double garage, fenced yard, walk to elementary and high school. PRICED ONLY \$17,950! MOVE IN BEFORE school starts!

Owners
Check our signs and you will see the sign that counts, SOLD—AND WE CAN SELL YOURS TOO!
Your property is the biggest investment, outside of your family that you possess.
THEREFORE CALL ROYALLE and you can rest assured that you will get the professional service PLUS TOP \$539 that you so richly deserve. PLUS you will find it's indeed a pleasure to do business where business is being done in a professional business-like way.

Royalle
TORRANCE & HAWTHORNE BL
FR 1-331 ANYTIME

4 STUCCO UNITS
One bedroom each, big 45-163 R-3 lot in good tree area.
\$1500 DOWN
MARS DEN - LE DOUX
DA 5-3099

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First With The Most—Torrance Press DA 5-1515