# \$550,000 - 8502 Woodstone Dr, Austin

MLS® #1173609

### \$550,000

0 Bedroom, 0.00 Bathroom, 1,720 sqft Residential Income on 0.17 Acres

Wooten Terrace Sec 02, Austin, TX

Charming North Central Austin Duplex – Live in One, Rent the Other!

This adorable full duplex offers a rare opportunity in the heart of North Central Austinâ€"perfect for investors, owner-occupants, or those seeking a flexible living setup. Each side of this two-bedroom, one-and-a-half-bath home has been thoughtfully updated and lovingly maintained, combining comfort, style, and convenience in one unbeatable package.

Step inside to find light and bright living spaces with neutral paint tones and charming fireplaces that add warmth and character. Both units feature durable, wood-look tile throughout the downstairs for easy maintenance, while the upstairs offers plush newer carpet and fresh paint. The layouts are identical, with open living and dining areas, large sliding glass doors that flood the space with natural light, and private fenced backyardsâ€"ideal for pets, play, or gardening.

The kitchens are well-equipped with plenty of cabinets for storage and are tucked just around the corner from the living areas, making them perfect for everyday use and entertaining. Convenient laundry areas are located just off the kitchens in both units, and all appliancesâ€"refrigerators, washers, and dryersâ€"are included.







Upstairs, each side features two generously sized bedrooms with large closets and a full bath. Recent updates throughout both units include fresh paint and new flooring, making this a move-in-ready investment with excellent rental potential.

Situated just minutes from Burnet Road, North Lamar, The Domain, and with quick access to the 183 corridor, this duplex offers unbeatable proximity to shopping, dining, and major employersâ€"all in a peaceful neighborhood setting.

Don't miss this opportunity to own a full duplex in one of Austin's most desirable and walkable neighborhoods!

Built in 1968

### **Essential Information**

MLS® # 1173609

Price \$550,000

Bathrooms 0.00

Square Footage 1,720 Acres 0.17 Year Built 1968

Type Residential Income

Sub-Type Duplex Status Active

### Water Feature/View

View None

### **Community Information**

Address 8502 Woodstone Dr

Area 2

Subdivision Wooten Terrace Sec 02

City Austin
County Travis

State TX

Zip Code 78757

## **Amenities**

Utilities Electricity Available, Natural Gas Available

Features None

Parking Carport, Outside

### Interior

Interior Carpet, Tile

Appliances Dishwasher, Free-Standing Range, Disposal, Gas Range, Refrigerator

Heating Central

# of Fireplaces 1

Fireplaces Living Room

# of Stories 2

Stories Two

#### **Exterior**

Exterior Features None

Lot Description Back Yard Roof Composition

Construction Brick Veneer, Frame

Foundation Slab

#### **School Information**

District Austin ISD
Elementary Wooten

Middle Burnet (Austin ISD)

High Navarro Early College

### **Additional Information**

Date Listed May 7th, 2025

Days on Website 180
Days on Market 85

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