

\$1,249,000 - 4609 Avenue B, Austin

MLS® #1497057

\$1,249,000

0 Bedroom, 0.00 Bathroom, 2,420 sqft

Residential Income on 0.18 Acres

Hyde Park Annex, Austin, TX

*****BEING SOLD WITH 4607 AVENUE B*****

Investment Opportunity â€” Prime Hyde Park Duplex

Located in the heart of highly desirable Hyde Park, this two-unit income property offers strong rents, modern updates, and long-term appreciation potential.

The front unit features 3 bedrooms and 2 baths, currently vacant and ready for a tenant or owner occupant, while the rear unit offers 4 bedrooms and 4 baths, bringing in \$3,700/month. Both units have been well maintained with contemporary finishes, functional layouts, and private outdoor spaces that attract quality tenants.

Tenants enjoy separate entrances, individual utilities, and ample parking, reducing owner expenses and management complexity. This duplex generates steady cash flow in one of the cityâ€™s most sought-after neighborhoods.

Situated close to UT campus, downtown, and local shops and cafes, this property appeals to both professional and student renters alike. Whether youâ€™re a seasoned investor or exploring your first multifamily acquisition, this Hyde Park duplex offers a rare balance of stability, location, and upside potential.

Built in 1984



Essential Information

MLS® #	1497057
Price	\$1,249,000
Bathrooms	0.00
Square Footage	2,420
Acres	0.18
Year Built	1984
Type	Residential Income
Sub-Type	Duplex
Status	Active

Water Feature/View

View	None
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Community Information

Address	4609 Avenue B
Area	4
Subdivision	Hyde Park Annex
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Connected
Features	Playground, Park, Tennis Court(s)
Parking	Attached, Door-Single, Garage
# of Garages	1

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Water Heater
Heating	Central, Natural Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Many Trees, Trees Large Size

Roof	Composition
Construction	Frame
Foundation	Slab

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

Additional Information

Date Listed	October 22nd, 2025
Days on Website	10
Days on Market	7

Property Listed by: Uptown Realty LLC
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