

\$995,000 - 512 Bouldin Ave, Austin

MLS® #3452869

\$995,000

2 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.17 Acres

Arboles Terrace, Austin, TX

Income-Producing Duplex in the Heart of Bouldin! Updated duplex on a 0.16-acre lot just off Barton Springs Rd and footsteps from downtown.

Featuring two fully renovated 1 bed / 1 bath units, the property offers excellent potential as a short-term or long-term rental.

Both units include modern finishes, updated kitchens and bathrooms, and efficient, well-designed layouts—the perfect blend of comfort and convenience. Whether you’re looking to expand your investment portfolio or live in one unit while renting out the other, this property delivers versatility, value and an unbelievable location.

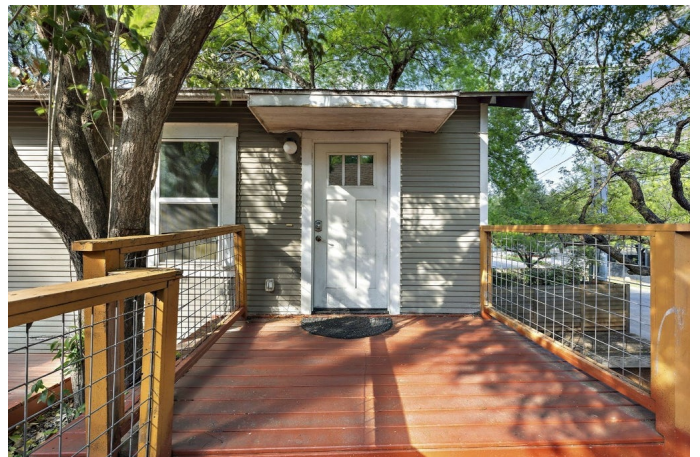
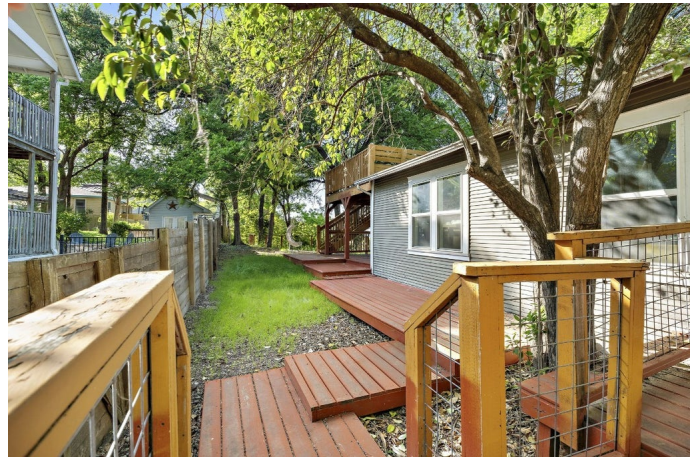
Location is unmatched:

- Walk to Zilker Park, Barton Springs, South Congress & South First
- Surrounded by Austin’s best restaurants, coffee shops, and shopping
- Easy access to Lady Bird Lake, downtown, and major highways

Live, rent, or invest—this turnkey duplex is a smart opportunity in one of Austin’s most iconic and walkable neighborhoods.

Built in 1950

Essential Information



MLS® #	3452869
Price	\$995,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Other
Status	Active Under Contract
Has Pool	Yes

Water Feature/View

View	City
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Community Information

Address	512 Bouldin Ave
Area	6
Subdivision	Arboles Terrace
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available
Features	None
Parking	None

Interior

Interior	Wood, Concrete
Appliances	Dryer, Dishwasher, Disposal, Tankless Water Heater, Washer
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	None
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Lot Description	None
Roof	Composition, Shingle
Construction	Concrete, Stucco, Clapboard
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Travis
High	Travis

Additional Information

Date Listed	April 9th, 2025
Days on Website	203
Days on Market	159

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