# \$1,100,000 - 602 W North Loop Blvd A And B, Austin

MLS® #3963917

## \$1,100,000

0 Bedroom, 0.00 Bathroom, 4,383 sqft Residential Income on 0.19 Acres

Northfield Add, Austin, TX

Income-Producing Duplex in Prime North Loop Location

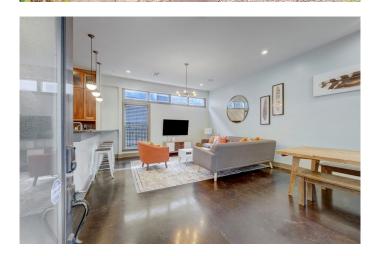
Welcome to 602 W North Loop, a stunning duplex in the heart of Austin's coveted North Loop neighborhood. This rare opportunity offers not just luxury living, but also strong income potentialâ€"with Unit B currently leased for \$4,000/month and Unit A for \$3,500/month. Whether you're looking for a savvy investment or a stylish place to call home, this property delivers both. Inside, each unit features soaring 12-foot ceilings (and an impressive 35-foot entry ceiling), a mix of polished concrete floors in the main living areas and warm hardwoods in the bedrooms, plus rich cherry wood cabinetry. The kitchens are designed with a spacious open-concept layout, complemented by stainless steel appliances, granite counters, and travertine accents. Bathrooms feature the same elegant finishes, with jetted tubs for a spa-like retreat.

The exterior showcases durable stucco construction, accented by balconies that provide inviting outdoor spaces for morning coffee or evening relaxation. Additional touches like an intercom system add convenience and security.

Beyond the doors, the North Loop lifestyle awaits. With excellent walkability to beloved local shops, eateries, and the UT Intramural Fieldsâ€"plus easy access to The Triangle, nearby bike lanes, and public







transitâ€"residents enjoy a vibrant, connected way of life just minutes from downtown.

Whether you're an investor drawn to Austin's booming rental market, or a homeowner seeking a versatile property in a dynamic neighborhood, 602 W North Loop A & B offers the best of both worlds: refined living and reliable returns.

Built in 2007

### **Essential Information**

MLS® # 3963917

Price \$1,100,000

Bathrooms 0.00
Square Footage 4,383
Acres 0.19
Year Built 2007

Type Residential Income

Sub-Type Duplex Status Active

### Water Feature/View

View TreesWoods

## **Community Information**

Address 602 W North Loop Blvd A And B

Area 4

Subdivision Northfield Add

City Austin
County Travis
State TX
Zip Code 78751

## **Amenities**

Utilities Electricity Available, Electricity Connected, Fiber Optic Available, Natural

Gas Connected, Water Connected

Features None

Parking Carport, Shared Driveway

### Interior

Interior Carpet Free, Concrete

Appliances Dryer, Dishwasher, Disposal, Microwave, Oven, Refrigerator

Heating Central, Natural Gas

# of Stories 2

Stories Two

## **Exterior**

Exterior Features Rain Gutters

Lot Description Back Yard, Moderate Trees, Flag Lot

Roof Composition, Metal

Construction Stucco, Vertical Siding

Foundation Slab

## **School Information**

District Austin ISD

Elementary Reilly

Middle Lamar (Austin ISD)

High McCallum

## **Additional Information**

Date Listed October 3rd, 2025

Days on Website 26
Days on Market 12

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