

\$1,249,000 - 4607 Avenue B, Austin

MLS® #4158402

\$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 4609 Avenue B next door*****

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 leased for \$2,935/month, 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. With a combined monthly rent of \$6,635, 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® #	4158402
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
------	------

Community Information

Address	4607 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, Pool, 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 LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 1st, 2025 at 4:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.