

# \$875,000 - 3465 Willowrun Dr, Austin

MLS® #4187159

**\$875,000**

0 Bedroom, 0.00 Bathroom, 2,352 sqft  
Residential Income on 0.24 Acres

Willow Spgs Sec 01, Austin, TX

Unlock the potential of 3465 Willowrun Dr, a promising investment property in a highly desirable Austin neighborhood. This well-maintained residence boasts a strong rental appeal with four 1/1 units featuring open-concept living area, modern kitchen with stainless steel appliances, and comfortable bedrooms. The master suite features a spacious layout and an en-suite bathroom, while the private backyard offers additional value with its ample space.

Strategically located near key amenities, including St. Edwards University, SoCo, parks, and easy highway access, this property provides strong rental demand and solid returns. With its attractive features and prime location, 3465 Willowrun Dr represents a compelling opportunity for investors seeking a lucrative addition to their portfolio.

Built in 1973

## Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | 4187159            |
| Price          | \$875,000          |
| Bathrooms      | 0.00               |
| Square Footage | 2,352              |
| Acres          | 0.24               |
| Year Built     | 1973               |
| Type           | Residential Income |
| Sub-Type       | Quadruplex         |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Water Feature/View

|      |      |
|------|------|
| View | None |
|------|------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3465 Willowrun Dr  |
| Area        | 6                  |
| Subdivision | Willow Spgs Sec 01 |
| City        | Austin             |
| County      | Travis             |
| State       | TX                 |
| Zip Code    | 78704              |

## Amenities

|           |  |
|-----------|--|
| Utilities | Above Ground Utilities, Electricity Available, Natural Gas Available |
| Features  | None, Curbs  |
| Parking   | Asphalt  |

## Interior

|              |   |
|--------------|---|
| Interior     | Carpet Free, Tile   |
| Appliances   | Dishwasher, Disposal, Refrigerator, Stainless Steel Appliance(s), Free-Standing Range |
| Heating      | Central   |
| Fireplaces   | None  |
| # of Stories | 2   |
| Stories      | Two   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, No Exterior Steps |
| Lot Description   | Trees Large Size, Interior Lot  |
| Roof              | Composition, Shingle            |
| Construction      | HardiPlank Type, Masonry        |
| Foundation        | Slab                            |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Galindo    |
| Middle     | Lively     |
| High       | Travis     |

**Additional Information**

Date Listed            August 27th, 2024  
Days on Website    355  
Days on Market     279

Property Listed by: Weichert-Barton Harris & COThe 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 October 15th, 2025 at 3:31pm 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.