# \$290,000 - 9505 N Creek Dr, Austin

MLS® #4525401

# \$290,000

4 Bedroom, 1.00 Bathroom, 1,284 sqft Residential on 0.18 Acres

North Creek, Austin, TX

Move in ready and recently renovated spacious home with 4 bedrooms and tons of additional upside and potential. This home was renovated less than 2 years ago. Updates made include flooring throughout, countertops, bathroom, kitchen and a garage conversion into a 4th bedroom. The home offers plenty of room for a growing family with more than enough space in the laundry room to add a 2nd bathroom to make it one if not the only 4 bed 2 bathroom properties in the neighborhood. Sitting on a spacious lot the home offers a private backyard including mature trees providing a canopy of shade during hot summer days. At the current price (below appraised value), this home offers built in equity from day one for a family or investor along with opportunities to immediately increase the value with minimal investment (adding a bathroom and completing the last bit of cosmetic updates - e.g ceiling, lite exterior touch up, etc).

The current owner has also spent several thousands of dollars to address plumbing repairs to the main sewer connection to the house and capping off incorrectly ran drainage lines outside of the house, all of which were discovered after the home was purchased. This is a wonderful opportunity for a family or investor in an established neighborhood near schools and local amenities as well as near by access to the best Austin has to offer. In regards to renovations, all of the heavy lifting



has been performed on this property and the next owner can do nothing or continue the last bit of finish out and bathroom addition to have a rare property in a densely populated, sought after neighborhood with strong demand.

The property is selling below county tax appraised and independent third party appraised value. The home offers significant potential to increase the value even more (Appraisal performed last year and can be provided upon request). Receipts for plumbing repairs can also be provided upon request.

Come see this property before it's gone.

Built in 1970

# **Essential Information**

MLS® # 4525401

Price \$290,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,284 Acres 0.18

Year Built 1970

Type Residential

Sub-Type Single Family Residence

Status Active

# Water Feature/View

View None

# **Community Information**

Address 9505 N Creek Dr

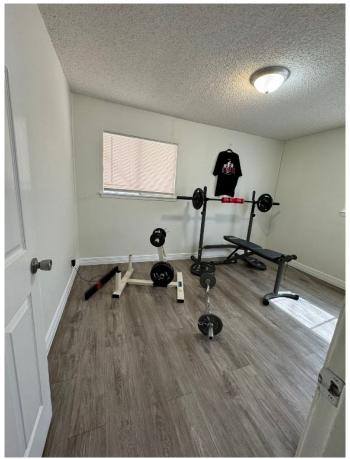
Area 2N

Subdivision North Creek

City Austin
County Travis

State TX





Zip Code 78753

#### **Amenities**

Utilities Above Ground Utilities, Electricity Connected, Natural Gas Connected

Features None

Parking Assigned

#### Interior

Interior Tile, Vinyl

Appliances Free-Standing Range, Gas Water Heater, Refrigerator, Vented Exhaust

Fan

Heating Central

# of Stories 1

Stories One

## **Exterior**

Exterior Features None

Lot Description Level, Trees Large Size, Trees Medium Size

Roof Composition, Shingle

Construction Masonry, Vertical Siding

Foundation Slab

#### **School Information**

District Austin ISD

Elementary Walnut Creek

Middle Dobie (Austin ISD)

High Navarro Early College

## **Additional Information**

Date Listed March 10th, 2025

Days on Website 238
Days on Market 112

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