

\$1,470,000 - 613 Clifford Rd A & B, Austin

MLS® #4874758

\$1,470,000

0 Bedroom, 0.00 Bathroom, 4,488 sqft

Residential Income on 0.21 Acres

Bouldin J E Estate, Austin, TX

Welcome to 613 Clifford, an exceptional new construction property designed with versatility, style, and investment potential at its core. Featuring two thoughtfully crafted residences—Unit A and Unit B—this modern duplex offers a rare opportunity for both homeowners and investors to secure a high-performing property in one of Austin’s most dynamic and desirable neighborhoods. The exterior’s striking black-and-white palette and bold rooflines make an immediate statement, while inside, each unit delivers open-concept layouts flooded with natural light, soaring ceilings, and a seamless flow between living, dining, and kitchen spaces. Designed for both comfort and function, the interiors boast sleek finishes, custom cabinetry, and expansive island seating that anchor the heart of the home. Each unit features multiple bedrooms with private en suites, creating flexible spaces that suit a variety of lifestyles—whether as a family home, a rental property, or a mix of both. Primary suites are thoughtfully appointed with spa-like baths and generous walk-in closets, ensuring a touch of everyday luxury. Outdoor living is equally considered, with private patios and fenced yards that provide space for entertaining, relaxation, or pets. For the investor, this duplex offers the perfect balance of strong rental income potential with long-term appreciation, while the homeowner has the unique option of living in one unit while leasing the other to offset expenses. Located just



minutes from downtown Austin, Lady Bird Lake, major employers, and the city’s best dining, shopping, and entertainment, 613 Clifford is positioned to attract both short- and long-term tenants as well as buyers seeking the ultimate live-work-play lifestyle. Whether you are searching for a turnkey investment or a modern home with built-in income opportunities, this duplex combines craftsmanship, location, and financial upside in a way few properties can.

Built in 2024

Essential Information

MLS® #	4874758
Price	\$1,470,000
Bathrooms	0.00
Square Footage	4,488
Acres	0.21
Year Built	2024
Type	Residential Income
Sub-Type	Duplex
Status	Active

Water Feature/View

View	Neighborhood
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Community Information

Address	613 Clifford Rd A & B
Area	10N
Subdivision	Bouldin J E Estate
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	See Remarks
Parking	Carport, Driveway

Interior

Interior	Tile, Wood
Appliances	Stainless Steel Appliance(s)
Heating	Central
Stories	Three Or More

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cleared, Landscaped, Level, Near Public Transit, Trees Small Size
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	St Elmo
Middle	Bedichek
High	Travis

Additional Information

Date Listed	September 29th, 2025
Days on Website	29
Days on Market	29
HOA Fees Freq.	Annually

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