

# \$1,390,000 - 804 W 31st St, Austin

MLS® #5809508

**\$1,390,000**

0 Bedroom, 0.00 Bathroom, 2,266 sqft

Residential Income on 0.17 Acres

Oakwood, Austin, TX

Situated in the heart of Central Austin, 804 W 31st St presents an incredible chance to own a duplex in one of the city's most desirable neighborhoods. This property combines timeless charm with modern functionality, making it perfect for investors or those seeking a home with additional income potential. This duplex offers flexibility, featuring two well-designed units that cater to a variety of living arrangements. Whether you choose to live in one unit and rent out the other or lease both units, the property delivers excellent income-generating potential. Each unit is thoughtfully updated while maintaining the character that makes homes in this area so special. Set on a spacious lot, the property includes a backyard that offers possibilities for outdoor living or future enhancements. Its unbeatable location places you just minutes from the University of Texas, Downtown Austin, and some of the city's most beloved restaurants, shops, and entertainment venues. For outdoor enthusiasts, nearby parks and green spaces provide a peaceful retreat. This duplex is a rare find, offering both a strong return on investment and a chance to experience the charm and vibrancy of Austin living.

Built in 1939

## Essential Information

MLS® # 5809508



Price	\$1,390,000
Bathrooms	0.00
Square Footage	2,266
Acres	0.17
Year Built	1939
Type	Residential Income
Sub-Type	Duplex
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	804 W 31st St
Area	UT
Subdivision	Oakwood
City	Austin
County	Travis
State	TX
Zip Code	78705

### **Amenities**

Utilities	Electricity Available
Features	None
Parking	Assigned, Attached, Garage, Off Street
# of Garages	1
Garages	Garage Door Opener

### **Interior**

Interior	Tile, Wood
Appliances	Gas Cooktop, Gas Range, Refrigerator, Wine Cooler
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Corner Lot, Trees Medium Size

Roof	Composition
Construction	Stucco
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	January 20th, 2025
Days on Website	267
Days on Market	248

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