

# \$940,000 - 2609 S 5th St, Austin

MLS® #6227107

**\$940,000**

0 Bedroom, 0.00 Bathroom, 1,836 sqft

Residential Income on 0.18 Acres

Oak Ridge Heights Sec 02, Austin, TX

Updated and move-in ready, this better-than-new duplex offers flexible living and strong income potential in the heart of 78704. Featuring a 3 bed / 1 bath unit and a 2 bed / 2 bath unit (easily convertible to a 3/2), this property has a new roof and numerous other recent updates.

Recent improvements include fresh exterior paint, updated landscaping, and a brand-new fence. Private xeriscaped yards, gated entry, and dedicated parking for both units provide comfort and security.

Located across from a neighborhood park and just steps from South Austin's best bars, restaurants, and coffee shops. Minutes to Zilker Park, Barton Springs, Downtown Austin, and the airport—this location truly has it all.

Ideal as a long-term rental, STR (permit required), or owner-occupied investment with income-producing potential. Don't miss this rare opportunity in one of Austin's most desirable zip codes.

Built in 1948

## Essential Information

MLS® #	6227107
Price	\$940,000
Bathrooms	0.00



Square Footage	1,836
Acres	0.18
Year Built	1948
Type	Residential Income
Sub-Type	Duplex
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	2609 S 5th St
Area	6
Subdivision	Oak Ridge Heights Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available
Features	None
Parking	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave
Heating	Central
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	None
Roof	Composition
Construction	Frame
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis

**Additional Information**

Date Listed	August 1st, 2025
Days on Website	73
Days on Market	39

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