

\$750,000 - 713 Patterson Ave, Austin

MLS® #6679530

\$750,000

3 Bedroom, 2.00 Bathroom, 1,572 sqft
Residential on 0.18 Acres

West End Heights, Austin, TX

Original 1920's Clarksville bungalow w/ downtown views, situated on a huge lot! Discover the exceptional opportunities this property affords in the heart of the coveted Clarksville neighborhood—ideal for investors, developers, or owner-occupants seeking income potential. Located just minutes from downtown Austin, Pease Park, Lady Bird Lake Hike & Bike Trail, Whole Foods, Mopac, + South Lamar, this property blends location, flexibility, + growth in addition to an active lifestyle as you can walk/bike to nearby coffee shops, restaurants, bars, grocery market + more. The generous lot that the property resides on meets City of Austin requirements for three dwelling units, opening the door to adding a third unit or subdividing the lot for a condo regime. Whether you're looking to expand your investment portfolio or create a multi-generational living setup, the possibilities here are significant. Recent updates include exterior paint + trim, refreshed landscaping, interior paint in both units + updated light fixtures and ceiling fans. The upstairs unit (Unit A) features original hardwood floors and a deck off the kitchen that showcases views through the trees of downtown Austin. Inside, there are two bedrooms, one full bathroom with a walk-in shower and single vanity, a dining area, a full kitchen equipped with an oven, stovetop, refrigerator, and sink, as well as a living room. Washer and dryer connections are also in place. The downstairs unit (Unit B) has its own separate entrance



and includes Saltillo tile and wood floors. It offers one bedroom, one full bathroom with a walk-in shower and single vanity, a living room, a kitchen with a small dining nook, and a covered patio area. This unit also enjoys a spacious yard with mature trees and its own washer/dryer connections. With charm, versatility, and prime location, this Clarksville property is a rare chance to own in one of Austin’s most desirable neighborhoods with room to grow.

Built in 1925

Essential Information

MLS® #	6679530
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,572
Acres	0.18
Year Built	1925
Type	Residential
Sub-Type	Other
Status	Active Under Contract

Water Feature/View

View	City,TreesWoods
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Community Information

Address	713 Patterson Ave
Area	1B
Subdivision	West End Heights
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Alley Access, Gravel

Interior

Interior	Tile, Wood
Appliances	Gas Range, Gas Cooktop
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Entrance
Lot Description	Back Yard, Front Yard, Trees Large Size
Construction	Wood Siding

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	May 16th, 2025
Days on Website	164
Days on Market	123

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