# \$515,000 - 8524 Dryfield Dr, Austin

MLS® #7294866

# \$515,000

0 Bedroom, 0.00 Bathroom, 2,116 sqft Residential Income on 0.19 Acres

Wooten Village Sec 04, Austin, TX

\*\*2.875% ASSUMABLE LOAN!! PERFECT FOR INVESTORS\*\*

Don't miss this North Austin duplex featuring major updates and excellent investment potential. Both HVAC systems were replaced within the last three years, and cast iron plumbing was replaced from the home to the street in 2020. Enjoy a spacious backyard, convenient access to major highways, and a prime location just five minutes from The Domain and everyday essentials, and only 15 minutes to downtown Austin. Unit B is occupied by a long-term tenant, generating an estimated \\$3,200/month in rental income with both units occupied. Ideal for investors or owner-occupants—move in and let the property work for you!

Built in 1968

Year Built

## **Essential Information**

MLS® # 7294866

Price \$515,000

Bathrooms 0.00

Square Footage 2,116

Acres 0.19

Type Residential Income

1968

Sub-Type Duplex Status Active







#### Water Feature/View

View None

# **Community Information**

Address 8524 Dryfield Dr

Area 2N

Subdivision Wooten Village Sec 04

City Austin
County Travis
State TX

Zip Code 78758

#### **Amenities**

Utilities Electricity Available, Natural Gas Available

Features None

Parking Attached

# of Garages 1

#### Interior

Interior Carpet, Tile

Appliances Cooktop, Dishwasher, Free-Standing Range, Disposal, Stainless Steel

Appliance(s)

Heating Central

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features None
Lot Description None
Roof Built-Up

Construction Vinyl Siding

Foundation Slab

## **School Information**

District Austin ISD Elementary Wooldridge

Middle Burnet (Austin ISD)
High Navarro Early College

# **Additional Information**

Date Listed May 19th, 2025

Days on Website 169
Days on Market 115

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