\$740,000 - 4812 Avenue G, Austin

MLS® #7362476

\$740,000

0 Bedroom, 0.00 Bathroom, 1,275 sqft Residential Income on 0.07 Acres

Highlands, Austin, TX

Welcome to this enchanting bungalow nestled in the heart of the vibrant North Hyde Park neighborhood, reflecting the classic allure of Austin living with a modern twist. This unique duplex property boasts a one-bedroom, one-bathroom lower unit and a two-bedroom, one-bathroom upper unit, making it an exceptional opportunity for investors or those seeking a mixed-use residence.

As you step inside, the inviting living areas exude comfort and style. Rich wooden beams traverse the ceilings, while expansive windows bathe the space in natural light, accentuating the hardwood floors' warmth and charm. The kitchens in each unit are thoughtfully designed, with one flaunting rustic copper countertops and the other a more conventional aesthetic with wooden cabinetry, both offering functionality and character.

This property stands out as an investment opportunity thanks to its versatile layout and prime location. The potential for immediate rental income combined with the option for a future single-family conversion or continued use as a duplex aligns with both short-term gains and long-term appreciation. Its location in one of Austin's most desirable areas ensures sustained demand and enhances its value as a smart addition to an investment portfolio.

Whether you're considering it as an investment







or envisioning it as your home with the added benefit of rental income, this bungalow is more than just a dwelling. It's a sanctuary that promises a peaceful living experience and a smart investment in Austin's thriving real estate market.

Built in 1938

Essential Information

MLS® # 7362476 Price \$740,000

Bathrooms 0.00
Square Footage 1,275
Acres 0.07
Year Built 1938

Type Residential Income

Sub-Type Duplex Status Active

Water Feature/View

View None

Community Information

Address 4812 Avenue G

Area 4

Subdivision Highlands

City Austin
County Travis
State TX

Zip Code 78751

Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available, High Speed

Internet Available

Features Park

Parking Additional Parking, Paver Block

Interior

Interior Carpet, Tile, Wood

Appliances Dryer, Dishwasher, Free-Standing Range, Microwave, Oven,

Refrigerator, Washer, Washer/Dryer Stacked

Heating Central, Natural Gas

of Stories 2

Stories Two

Exterior

Exterior Features None

Lot Description See Remarks, Trees Large Size

Roof Composition

Construction HardiPlank Type

Foundation Pillar/Post/Pier

School Information

District Austin ISD

Elementary Ridgetop

Middle Lamar (Austin ISD)

High McCallum

Additional Information

Date Listed May 5th, 2024

Days on Website 376

Days on Market 372

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