

# \$1,690,000 - 1303 Newfield Ln, Austin

MLS® #7544623

**\$1,690,000**

0 Bedroom, 0.00 Bathroom, 4,392 sqft

Residential Income on 0.19 Acres

Enfield H South Ext, Austin, TX

Located just two miles from the heart of Downtown Austin and moments from Zilker Park and the Ann & Roy Butler Hike & Bike Trail, 1303 Newfield Lane offers an unbeatable blend of location, income potential, and versatility. This spacious duplex in the sought-after Clarksville neighborhood includes two fully independent units: Unit A with 5 bedrooms and 5 bathrooms, and Unit B with 3 bedrooms and 3.5 bathrooms—each with its own kitchen, dining and living areas, laundry room, and private entrances. Every bedroom features a private ensuite bath, and no bedrooms share a wall, providing rare privacy for residents or guests.

Each bedroom is thoughtfully outfitted with a TV, workstation, and private bath—and 6 of the 8 rooms include their own sofa. Bedroom sizes range from a generous 550 to 900 square feet, offering flexibility for both short- and long-term stays. Smart tech features include Roku TVs, Sifely smart locks, and Eufy security cameras, providing convenience and peace of mind for both residents and operators.

Originally designed as a bed and breakfast, the home has been upgraded with 2022 renovations including new HVAC systems, luxury vinyl plank flooring, a brand-new kitchen in Unit B, and new appliances. The solid construction includes one-foot-thick concrete walls and a sound barrier wall between the



home and the adjacent highway, offering tranquility inside despite the central location.

The property is currently operating as a successful mid-term rental with high occupancy, serving traveling healthcare professionals, graduate students, digital nomads, and tech interns. There is also an opportunity to apply for a short-term rental license with the city. The property is offered fully furnished, making it income-ready from day one. Bonus opportunity: a ~1,500 square foot attic offers expansion potentialâ€”demo a hallway closet, add a spiral staircase, and finish out the loft to increase livable square footage by approximately 27%.

Built in 1981

**Essential Information**

MLS® #	7544623
Price	\$1,690,000
Bathrooms	0.00
Square Footage	4,392
Acres	0.19
Year Built	1981
Type	Residential Income
Sub-Type	Duplex
Status	Active

**Water Feature/View**

View	None
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**Community Information**

Address	1303 Newfield Ln
Area	1B
Subdivision	Enfield H South Ext
City	Austin
County	Travis
State	TX

Zip Code 78703

### **Amenities**

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water Available

Features None

Parking Circular Driveway, Driveway

### **Interior**

Interior Tile, Vinyl

Appliances Dryer, Dishwasher, Exhaust Fan, Free-Standing Electric Range, Free-Standing Gas Range, Disposal, Gas Water Heater, Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer, Freezer

Heating Central

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Exterior Steps, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Corner Lot, Front Yard

Roof Composition, Shingle

Construction Wood Siding

Foundation Slab

### **School Information**

District Austin ISD

Elementary Mathews

Middle O Henry

High Austin

### **Additional Information**

Date Listed July 17th, 2025

Days on Website 88

Days on Market 1

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