

\$2,750,000 - 1705 Newning Ave, Austin

MLS® #9071585

\$2,750,000

5 Bedroom, 4.00 Bathroom, 3,580 sqft
Residential on 0.25 Acres

Fairview Park, Austin, TX

Welcome to 1705 Newning Avenue, an unparalleled investment opportunity nestled in the heart of Austin's highly coveted Travis Heights neighborhood. Just four blocks from the vibrant South Congress Avenue, this award winning property features four bespoke vacation rentals on a lush, .25-acre lot adorned with stunning heritage oak trees. Recently featured on Modern Architecture + Design Society home tour and selected by internationally known AFAR media as one of the top vacation properties in the world. Renowned as one of Austin's highest-ranked and most-searched Airbnb destinations, this property generated nearly \$300,000 in revenue across all listings in 2024. With over 3,400 + glowing 5-star reviews, it's a proven, fully furnished, and turn-key income generator. Previous years' income reports are available upon request. The property encompasses over 3,500 square feet across all units, each meticulously designed with high-end finishes, curated art, vintage and antique details throughout, and contemporary furnishing. Guests are welcomed into a serene oasis with access to a heated salt water pool surrounded by lush greenery, creating an unforgettable Austin experience. Sustainability meets luxury with fully owned solar panels, enhancing both environmental efficiency and cost savings. The property's proximity to South Congress's iconic restaurants, boutiques, and entertainment makes it an unbeatable destination for visitors year-round.



Whether you're an investor seeking a premier vacation rental portfolio or a homeowner dreaming of a luxurious boutique hotel compound. 1705 Newning Avenue offers an exceptional opportunity to own a piece of Austin's thriving hospitality market.

Built in 2009

Essential Information

MLS® #	9071585
Price	\$2,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,580
Acres	0.25
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	CityLights, City
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Community Information

Address	1705 Newning Ave
Area	6
Subdivision	Fairview Park
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Water Connected
Features	Park, See Remarks, Tennis Court(s), Trails/Paths
Parking	Garage, Off Street, Parking Pad, Detached, Private

of Garages 2

Interior

Interior Carpet, Tile, Wood

Appliances Cooktop, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Gas Range, Microwave, Range, Stainless Steel Appliance(s), Wine Refrigerator

Heating Central

of Fireplaces 1

Fireplaces Gas, Living Room

of Stories 2

Stories Two

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Waterfall, Xeriscape

Roof Composition

Construction HardiPlank Type

Foundation Pillar/Post/Pier, Slab

School Information

District Austin ISD

Elementary Travis Hts

Middle Lively

High Travis

Additional Information

Date Listed January 30th, 2025

Days on Website 257

Days on Market 179

Property Listed by: Kuper Sotheby's Int'l RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 2:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.