

\$1,440,000 - 3603 E 12th St, Austin

MLS® #9322201

\$1,440,000

0 Bedroom, 0.00 Bathroom, 3,539 sqft

Residential Income on 0.21 Acres

Ebony Acres, Austin, TX

Incredible chance to own a top-performing duplex in the heart of East Austin. Built in 2021, each unit is approx. 1,770 sq ft with 3 bedrooms, 2.5 baths, and designer finishes throughout. Layout includes open-concept living, tall 10' ceilings, a chef's kitchen with quartz counters, soft-close cabinets, and downstairs primary suites with walk-in showers and dual vanities. Private fenced yards, hardwood floors throughout, Nest thermostats, tankless water heaters, and energy-efficient Carrier HVAC systems complete the package.

This fully operational short-term rental has generated over \$700K in gross income from 2021–2024, averaging strong net returns in 2022 and 2023. The property is professionally managed and optimized for continued performance during Austin's high-demand seasons. Full P&L available upon request.

Bonus: Seller financing is available to qualified buyers, offering an opportunity to secure a below-market interest rate and improve cash flow from day one.

Live in one side and rent the other, or take advantage of a rare turn-key investment with upside in one of Austin's most desirable short-term rental corridors. Minutes to downtown, UT, Mueller, parks, lakes, music festivals & major employers.

This listing includes both Unit A and Unit B.



For more info, go to: <https://wkf.ms/46oslmw>

Built in 2021

Essential Information

MLS® #	9322201
Price	\$1,440,000
Bathrooms	0.00
Square Footage	3,539
Acres	0.21
Year Built	2021
Type	Residential Income
Sub-Type	Duplex
Status	Active

Water Feature/View

View	TreesWoods
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Community Information

Address	3603 E 12th St
Area	5
Subdivision	Ebony Acres
City	Austin
County	Travis
State	TX
Zip Code	78721

Amenities

Utilities	Electricity Available, Water Available
Features	Street Lights, Sidewalks
Parking	Attached Carport, Attached, Carport, Garage Faces Front, Garage, Paved, Shared Driveway, Varies by Unit
# of Garages	1
Garages	Garage Door Opener

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Disposal, Microwave, Range Hood, Stainless Steel

	Appliance(s), Tankless Water Heater
Heating	Central, ENERGY STAR Qualified Equipment, Exhaust Fan
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Moderate Trees, Near Public Transit, Trees Large Size
Roof	Composition, Shingle
Construction	HardiPlank Type, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sims
Middle	Garcia
High	Northeast Early College

Additional Information

Date Listed	October 1st, 2025
Days on Website	17
Days on Market	1

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