\$1,095,000 - 1206 Marshall Ln, Austin

MLS® #9995228

\$1,095,000

3 Bedroom, 2.00 Bathroom, 1,508 sqft Residential on 0.19 Acres

Shelley Heights, Austin, TX

Welcome to 1206 Marshall Ln, a quintessential 1940s bungalow nestled in the coveted Clarksville neighborhood. This charming 2-bedroom, 1-bath home exudes character with its original architectural details and cozy atmosphere. Situated just minutes from Downtown Austin, this property offers a unique opportunity for buyers or investors looking to capitalize on the vibrant, sought-after location at one of the most affordable price points in Clarksville.

With a detached 1/1 garage apartment, this property provides versatile options: live in the cozy bungalow and rent out the apartment for extra income, or remodel the existing structures and create your dream home in this prime location. The 1940s bungalow offers tons of potential while maintaining its historical charm, with original hardwood floors and a warm, inviting layout.

The possibilities are endlessâ€"whether you're seeking a place to call home, an investment property, or a development opportunity, 1206 Marshall Ln presents an ideal canvas for your vision. The location speaks for itself, with proximity to local shops, restaurants, parks, and all the excitement that downtown Austin has to offer.

This is a rare chance to own in one of Austin's most desirable neighborhoods at an unbeatable price. Don't miss out on the







opportunity to own a piece of Clarksville history.

Built in 1946

Essential Information

MLS® # 9995228

Price \$1,095,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,508

Acres 0.19

Year Built 1946

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View None

Community Information

Address 1206 Marshall Ln

Area 1B

Subdivision Shelley Heights

City Austin
County Travis
State TX

Zip Code 78703

Amenities

Utilities Electricity Connected, Sewer Connected, Water Connected, Natural Gas

Connected

Features None

Parking Driveway, Garage

of Garages 1

Interior

Interior Wood, Tile

Appliances Dishwasher, Microwave, Refrigerator, Electric Water Heater,

Free-Standing Electric Range, Free-Standing Gas Range, Gas Water

Heater, Washer/Dryer Stacked

Heating Central

Fireplaces None

of Stories 1

Stories One

Exterior

Exterior Features Rain Gutters, Exterior Steps

Lot Description Level, Interior Lot, Moderate Trees, Trees Large Size

Roof Shingle

Construction Masonry, Clapboard Foundation Slab, Pillar/Post/Pier

School Information

District Austin ISD
Elementary Mathews
Middle O Henry
High Austin

Additional Information

Date Listed April 14th, 2025

Days on Website 203
Days on Market 132

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