

\$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 endless—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
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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
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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	182
Days on Market	132

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