

\$965,000 - 2011 Westridge Drive, Austin

MLS® #3000209

\$965,000

0 Bedroom, 0.00 Bathroom, 2,294 sqft

Residential Income on 0.20 Acres

Chula Vista, Austin, TX

Rare find in Zilker/Barton Hills in 78704! This charming duplex features two 2 BD/2BA units that are brimming with character! This property offers a prime investment opportunity and ADU or Owner-Occupant Opportunity! 2011 Westridge Drive is an exceptional and rare find in the heart of Austin's beloved 78704, where multifamily offerings of this kind are limited and highly sought-after. This 2,294 sq ft duplex, situated on a generous .202-acre lot, offers two spacious units with open floor plans, private porches, and expansive outdoor space. Recent updates and thoughtful maintenance make this a turn-key option for house-hackers, investors, or multigenerational living. Zoned multifamily with a composition shingle roof, slab foundation, and ample room to expand, the property also features wood decking, great storage, and ideal off-street parking to appeal to renters. Preliminary feasibility studies suggest the potential to add an ADU, creating even more long-term value through added rental income or flexible housing options, especially with this sought-after, prime location! This makes 2011 Westridge an ideal opportunity for those looking to build equity and maximize use in a fast-appreciating urban core. Enjoy unbeatable access to Barton Hills, Zilker Park, Barton Springs, South Lamar, South Congress, and the best of Central Austin's restaurants, boutiques, and nightlife. Investor-friendly, centrally located, and rich with potential, this is a rare chance to own in one of Austin's most dynamic and walkable



neighborhoods.

Built in 1975

Essential Information

MLS® #	3000209
Price	\$965,000
Bathrooms	0.00
Square Footage	2,294
Acres	0.20
Year Built	1975
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	2011 Westridge Drive
Area	7
Subdivision	Chula Vista
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Electricity Connected, Fiber Optic Available, Sewer Connected, Water Connected
Features	Curbs
Parking	Outside, Parking Lot, Shared Driveway
View	Trees/Woods
Waterfront	None

Interior

Interior	Laminate
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Oven, Refrigerator, Washer
Heating	Central
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Living Room, EPA Certified Wood Stove
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Rain Gutters
Lot Description	Sloped Down, Interior Lot, Many Trees, Trees Large Size, Trees Medium Size
Roof	Composition, Shingle
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin

Additional Information

Date Listed	October 1st, 2025
Days on Market	13

Listing Details

Listing Office	Compass RE Texas, LLC
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