

\$535,000 - 8412 Garcreek Circle, Austin

MLS® #3508102

\$535,000

0 Bedroom, 0.00 Bathroom, 3,968 sqft

Residential Income on 0.52 Acres

Colony Meadows Sec 02, Austin, TX

Prime East Austin fourplex on a 1/2-acre lot with MF-2 zoning, offering the potential to develop additional units. A land planning report is available upon request. This fourplex consists of four 2-bed, 1.5-bath units, each approximately 990 sqft. Units A, B, and D have recent make-readies completed. Bedrooms and a full bath are upstairs, with a half bath downstairs. Unit A is leased at \$1,300/mo through 5/31/26. Units B and D are currently on the market for rent. Unit C was recently vacated and is awaiting make-ready. The vacant units allow flexibility for an owner-occupant buyer or for a new owner to lease them to tenants that fit their specific criteria. Each unit has access to backyard space, with potential for individual fencing to enhance value. Conveniently located near 183 and 130, just 8 miles from Downtown Austin and 10 miles from the airport. Situated at Decker and Loyola, close to the Expo Center and Walter E. Long Metropolitan Park, which is set for significant redevelopment, positioning this area as a promising long-term investment. Schedule your showing today!

Built in 1985

Essential Information

MLS® #	3508102
Price	\$535,000
Bathrooms	0.00



Square Footage	3,968
Acres	0.52
Year Built	1985
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information

Address	8412 Garcreek Circle
Area	3E
Subdivision	Colony Meadows Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78724

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, Water Available
Features	Curbs, Sidewalks
Parking	Off Street, Outside, Parking Lot
View	Neighborhood
Waterfront	None

Interior

Interior	Vinyl
Appliances	Dishwasher, Disposal, Electric Oven, Electric Range, Electric Water Heater, Exhaust Fan, Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Interior Lot, Level, Trees Large Size
Roof	Composition, Shingle

Construction	Frame, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Overton
Middle	Dobie (Austin ISD)
High	Lyndon B Johnson (Austin ISD)

Additional Information

Date Listed	January 23rd, 2025
Days on Market	269

Listing Details

Listing Office	Compass RE Texas, LLC
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