

# \$450,000 - 1109 Hollybluff Street, Austin

MLS® #3545484

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,891 sqft

Residential on 0.25 Acres

North Acres Sec 01, Austin, TX

Spacious ranch style home on a quarter acre lot with amazing trees. Backyard backs up to a dry weather creek. Large covered patios in both front and back yard. Stone hearth wood burning fireplace in den. Built in bookcases in formal living/dining room. Recent hot water heater. Recent AC and furnace in 2023. Outside electrical panel and fuse box brought up to code in 2022. Dimensional shingles in 2017. Garage door in 2020. Extra wide hallways and door openings. Work room in the garage. Large utility room. This house has great bones. No survey available.

Built in 1964

## Essential Information

MLS® #	3545484
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,891
Acres	0.25
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address 1109 Hollybluff Street



Area	NE
Subdivision	North Acres Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78753

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Not Available, Water Connected
Features	Street Lights, Sidewalks
Parking	Concrete
Garage Spaces	2
View	Trees/Woods, Creek/Stream
Waterfront	None

### **Interior**

Interior	Carpet, Laminate
Appliances	Disposal, Gas Water Heater, Oven
Heating	Central, Fireplace(s), Natural Gas, Hot Water
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning, Den
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Many Trees, Trees Large Size
Roof	Composition, Shingle
Construction	Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Graham
Middle	Dobie (Austin ISD)
High	Austin

### **Additional Information**

Date Listed                   October 11th, 2025

Days on Market            3

## Listing Details

Listing Office              Gaston & Sheehan Realty

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