

\$1,100,000 - 602 W North Loop Boulevard, Austin

MLS® #3963917

\$1,100,000

0 Bedroom, 0.00 Bathroom, 4,383 sqft

Residential Income on 0.19 Acres

Northfield Add, Austin, TX

Income-Producing Duplex in Prime North Loop Location

Welcome to 602 W North Loop, a stunning duplex in the heart of Austinâ€™s coveted North Loop neighborhood. This rare opportunity offers not just luxury living, but also strong income potentialâ€”with Unit B currently leased for \$4,000/month and Unit A for \$3,500/month. Whether youâ€™re looking for a savvy investment or a stylish place to call home, this property delivers both.

Inside, each unit features soaring 12-foot ceilings (and an impressive 35-foot entry ceiling), a mix of polished concrete floors in the main living areas and warm hardwoods in the bedrooms, plus rich cherry wood cabinetry. The kitchens are designed with a spacious open-concept layout, complemented by stainless steel appliances, granite counters, and travertine accents. Bathrooms feature the same elegant finishes, with jetted tubs for a spa-like retreat.

The exterior showcases durable stucco construction, accented by balconies that provide inviting outdoor spaces for morning coffee or evening relaxation. Additional touches like an intercom system add convenience and security.

Beyond the doors, the North Loop lifestyle awaits. With excellent walkability to beloved local shops, eateries, and the UT Intramural Fieldsâ€”plus easy access to The Triangle, nearby bike lanes, and public



transitâ€”residents enjoy a vibrant, connected way of life just minutes from downtown. Whether youâ€™re an investor drawn to Austinâ€™s booming rental market, or a homeowner seeking a versatile property in a dynamic neighborhood, 602 W North Loop A & B offers the best of both worlds: refined living and reliable returns.

Built in 2007

Essential Information

MLS® #	3963917
Price	\$1,100,000
Bathrooms	0.00
Square Footage	4,383
Acres	0.19
Year Built	2007
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	602 W North Loop Boulevard
Area	4
Subdivision	Northfield Add
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Electricity Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Water Connected
Features	None
Parking	Carport, Shared Driveway
View	Trees/Woods
Waterfront	None

Interior

Interior	Concrete, Carpet Free
Appliances	Dryer, Dishwasher, Disposal, Microwave, Oven, Refrigerator
Heating	Central, Natural Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Moderate Trees, Flag Lot
Roof	Composition, Metal
Construction	Stucco, Vertical Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Reilly
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	October 3rd, 2025
Days on Market	6

Listing Details

Listing Office	Compass RE Texas, LLC
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