

\$464,900 - 12323 Alderbrook Drive, Austin

MLS® #3992106

\$464,900

0 Bedroom, 0.00 Bathroom, 1,980 sqft

Residential Income on 0.21 Acres

North Star, Austin, TX

Live in One Side, Rent Out the Other

Smart Living in North Austin

One of the biggest perks of owning a duplex like this is flexibility. You can move into one unit and let the other unit help pay your mortgage. With a 2 bed/2 bath on one side and a 3 bed/2 bath on the other, you have options depending on your needs—cozy living with lower costs, or more space for your family while still bringing in rental income. New air conditioner units (2025) New fence (2025) Recent roof (2021) Straightforward, awesome duplex in one of my favorite duplex areas. Updated 2/2. 3/2 with original finishes. Close to everything like Q2, The Domain, MoPac, Parmer, the hospital(!) and zoned to Anderson High.

North Austin's rental demand is strong, especially with proximity to The Domain, Seton North, major employers, and Anderson High School zoning. That means you could attract quality tenants and keep your vacancy risk low. Many owners in this area are covering a large portion of their monthly mortgage with rental income.

It's a chance to build equity, lock in a prime location, and have your investment work for you while you live comfortably in one of Austin's most desirable areas.

Live in one side and rent the other side out.



Built in 1983

Essential Information

MLS® #	3992106
Price	\$464,900
Bathrooms	0.00
Square Footage	1,980
Acres	0.21
Year Built	1983
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	12323 Alderbrook Drive
Area	2N
Subdivision	North Star
City	Austin
County	Travis
State	TX
Zip Code	78758

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Features	None
Parking	Attached
Garage Spaces	2
View	None
Waterfront	None

Interior

Interior	Vinyl, Parquet
Appliances	Plumbed For Ice Maker, Refrigerator, Gas Oven
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
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Lot Description	Alley, Back Yard, Front Yard, Interior Lot, Few Trees, Moderate Trees, Near Public Transit
Roof	Composition, Shingle
Construction	Brick Veneer, Clapboard
Foundation	Slab

School Information

District	Austin ISD
Elementary	Pillow
Middle	Burnet (Austin ISD)
High	Anderson

Additional Information

Date Listed	June 24th, 2025
Days on Market	132

Listing Details

Listing Office	NICE MOVE REALTY
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