

# \$290,000 - 9505 N Creek Drive, Austin

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MLS® #4525401

## **\$290,000**

4 Bedroom, 1.00 Bathroom, 1,284 sqft

Residential on 0.18 Acres

North Creek, Austin, TX

Move in ready and recently renovated spacious home with 4 bedrooms and tons of additional upside and potential. This home was renovated less than 2 years ago. Updates made include flooring throughout, countertops, bathroom, kitchen and a garage conversion into a 4th bedroom. The home offers plenty of room for a growing family with more than enough space in the laundry room to add a 2nd bathroom to make it one if not the only 4 bed 2 bathroom properties in the neighborhood. Sitting on a spacious lot the home offers a private backyard including mature trees providing a canopy of shade during hot summer days. At the current price (below appraised value), this home offers built in equity from day one for a family or investor along with opportunities to immediately increase the value with minimal investment (adding a bathroom and completing the last bit of cosmetic updates - e.g ceiling, lite exterior touch up, etc).

The current owner has also spent several thousands of dollars to address plumbing repairs to the main sewer connection to the house and capping off incorrectly ran drainage lines outside of the house, all of which were discovered after the home was purchased. This is a wonderful opportunity for a family or investor in an established neighborhood near schools and local amenities as well as near by access to the best Austin has to offer. In regards to renovations, all of the heavy lifting



has been performed on this property and the next owner can do nothing or continue the last bit of finish out and bathroom addition to have a rare property in a densely populated, sought after neighborhood with strong demand.

The property is selling below county tax appraised and independent third party appraised value . The home offers significant potential to increase the value even more (Appraisal performed last year and can be provided upon request). Receipts for plumbing repairs can also be provided upon request.

Come see this property before it's gone.

Built in 1970

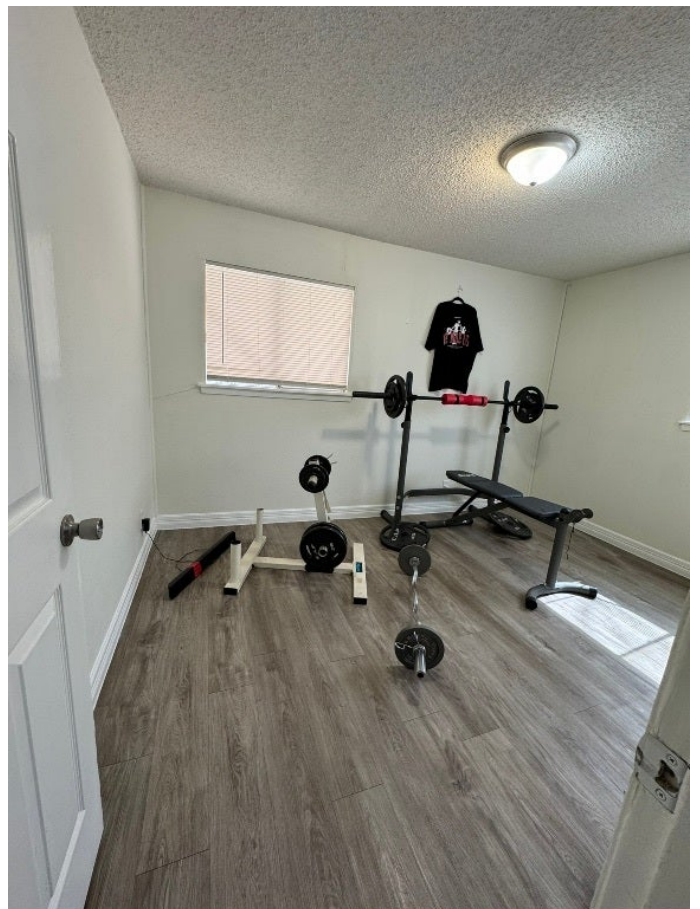
### Essential Information

MLS® #	4525401
Price	\$290,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,284
Acres	0.18
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	9505 N Creek Drive
Area	2N
Subdivision	North Creek
City	Austin
County	Travis
State	TX
Zip Code	78753

### Amenities



Utilities	Above Ground Utilities, Electricity Connected, Natural Gas Connected
Features	None
Parking	Assigned
View	None
Waterfront	None

## Interior

Interior	Tile, Vinyl
Appliances	Free-Standing Range, Gas Water Heater, Refrigerator, Vented Exhaust Fan
Heating	Central
# of Stories	1
Stories	One

## Exterior

Exterior Features	None
Lot Description	Level, Trees Large Size, Trees Medium Size
Roof	Composition, Shingle
Construction	Masonry, Vertical Siding
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Walnut Creek
Middle	Dobie (Austin ISD)
High	Navarro Early College

## Additional Information

Date Listed	March 10th, 2025
Days on Market	218

## Listing Details

Listing Office	JBG Commercial
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