

\$744,900 - 2009 Hamilton Avenue, Austin

MLS® #5648462

\$744,900

3 Bedroom, 2.00 Bathroom, 1,562 sqft
Residential on 0.12 Acres

College Heights Add, Austin, TX

Welcome to this thoughtfully reimagined 1940s home in the heart of East Austin. Ideally situated just off 11th Street, this home places you in one of the most walkable and vibrant neighborhoods in the city.

Step inside to an open-concept kitchen that seamlessly flows into the living and dining areas--perfect for modern living and entertaining. The spacious primary suite is tucked away at the back of the home, adjacent to a secondary living area that offers flexibility for relaxing or hosting. Stunning primary bath with double vanity, walk-in shower—designed for comfort and relaxation. Whether you're gathering around the kitchen or enjoying the backyard, this home is built for hosting memorable moments.

Just a short stroll to East 6th Street hotspots and you're only a 10-minute walk from the culinary gems of East 11th Street, including Franklins Barbecue, Old Thousand, Quickie Pickie, and Paperboy.

Built in 1946

Essential Information

MLS® #	5648462
Price	\$744,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,562



Acres	0.12
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	2009 Hamilton Avenue
Area	5
Subdivision	College Heights Add
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Above Ground Utilities
Features	None
Parking	Driveway
View	None
Waterfront	None

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Disposal, Gas Range, Microwave
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Ventless
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot
Roof	Composition
Construction	Blown-In Insulation, Frame
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Early College

Additional Information

Date Listed	August 29th, 2025
Days on Market	40

Listing Details

Listing Office	Creekview Realty
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