

# \$749,000 - 81 Chalmers Avenue, Austin

MLS® #5727885

**\$749,000**

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.17 Acres

Riverside, Austin, TX

DEVELOPERS! Excellent location & highly desirable East Cesar Chavez lot. Easy access to all of the popular areas of East Austin. Minutes from downtown. Huge corner lot has a driveway entrance on Chalmers, alley access at the rear and potential for a driveway on Canterbury. Many development possibilities for this property with the HOME Act. Build your dream home with potentially incredible rooftop deck downtown views, or, build 2-3 homes per the HOME Act.

Walk to restaurants, food trailers, pubs, coffee shops, Lady Bird Lake, Hike-n-Bike trails, Rainey Street Entertainment district, Plaza Saltillo and Austin Convention Center. Approx. 11 minute drive Austin-Bergstrom Intl Airport and 7 minute drive to hospital.

Buyer to verify all information independently. Buyer to verify with COA on development questions. Buyer pays for survey, no repairs, sold as-is.

Built in 1925

## Essential Information

MLS® #	5727885
Price	\$749,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.17
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	81 Chalmers Avenue
Area	5
Subdivision	Riverside
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Alley Access, Driveway, See Remarks
Waterfront	None

### **Interior**

Interior	See Remarks
Heating	See Remarks
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Trees Medium Size
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### **School Information**

District	Austin ISD
Elementary	Metz
Middle	Martin
High	Austin

### **Additional Information**

Date Listed	May 25th, 2024
Days on Market	507

### **Listing Details**

Listing Office	Andy Cook, Broker
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