

\$600,000 - 606 W North Loop Boulevard, Austin

MLS® #6132701

\$600,000

0 Bedroom, 0.00 Bathroom, 1,334 sqft

Residential Income on 0.18 Acres

Northfield Add, Austin, TX

New price! Welcome to this inviting mid-century 3-bedroom, 2-bathroom duplex situated in the heart of Austin's highly walkable North Loop neighborhood. There's so much to see and do in this area! New roof on the entire property July 2025. These units are easy to lease and keep leased. This multi-family property offers a spacious living environment with 1,334 total square feet. Unit A: 2 bed/1 bath/1 car attached garage and fully fenced yard. UNIT A will be vacant after 10/15/25 (estimated rent = \$1900) UNIT B: 1 bed/1 bath/ 1 car attached garage. Laundry located in the garages. Currently leased MONTH TO MONTH at \$1300/m (could be \$1400) This duplex is a rarity with each unit having it's own garage and private yard. The abundance of natural light creates a warm and welcoming atmosphere throughout both units of this charming duplex. Enjoy the privacy of your own yard, complete with a front yard, back yard, and a cozy porch (UNIT A), providing ample opportunities for outdoor enjoyment. Parking is a breeze with an attached garage and additional on-site parking, providing convenient options for you and your guests. Each unit has their own laundry hook ups in their respective garages. Walk or bike to Epoch Coffee, Double Trouble, Workhorse, Foreign + Domestic, Home Slice Pizza, Room Service Vintage, Breakaway Records, and MORE!! Located in a dynamic Austin neighborhood, this property is a fantastic opportunity for those seeking a



multi-family living arrangement or an investment in a vibrant community. Don't miss the chance to make this versatile duplex your new home or investment opportunity.

Built in 1964

Essential Information

MLS® #	6132701
Price	\$600,000
Bathrooms	0.00
Square Footage	1,334
Acres	0.18
Year Built	1964
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	606 W North Loop Boulevard
Area	4
Subdivision	Northfield Add
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Garage, Gravel
Garage Spaces	2
View	None
Waterfront	None

Interior

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

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Private Entrance
Lot Description	Back Yard, Front Yard
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

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

Additional Information

Date Listed	July 21st, 2025
Days on Market	80

Listing Details

Listing Office	Compass RE Texas, LLC
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