

# \$1,499,000 - 609 Texas, Austin

MLS® #6331495

**\$1,499,000**

0 Bedroom, 0.00 Bathroom, 2,966 sqft

Residential Income on 0.17 Acres

Harpers, Austin, TX

Nestled on one of the most beautiful, tree lined, historic streets in Central Austin, lies 609 Texas Avenue - a stunning 1932 built upstairs/downstairs duplex on a flat, level corner lot. The duplex is replete with period millwork, original architectural details, wood flooring - all in pristine condition. The property exudes a sense of old world charm and craftsmanship of a bygone era.

The upstairs unit is currently Tenant occupied. Downstairs unit is vacant. Each dwelling unit is 2 bed, 1 bath with large kitchen and dining room. With large casement windows on all sides, each unit is filled with natural light. The upstairs unit has a large porch off of the kitchen with treetop views of downtown as well as a screened porch off the living. The downstairs unit has a beautiful outdoor covered porch, as well as a back porch leading out to the garden. Each unit has their own in unit laundry facilities.

Located a mere 1.2 miles from the University of Texas and 2.2 miles from Downtown Austin, the prime location offers convenience and accessibility to Austin's renowned dining, shopping and cultural attractions, as well as top rated schools and recreation.

Built in 1932

## Essential Information



MLS® #	6331495
Price	\$1,499,000
Bathrooms	0.00
Square Footage	2,966
Acres	0.17
Year Built	1932
Type	Residential Income
Sub-Type	Duplex
Status	Active

### **Community Information**

Address	609 Texas
Area	UT
Subdivision	Harpers
City	Austin
County	Travis
State	TX
Zip Code	78705

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, See Remarks, Water Connected
Features	See Remarks
Parking	Garage, Detached, Garage Faces Rear
Garage Spaces	2
View	City, Neighborhood
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	See Remarks
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Corner Lot, Level
Roof	Composition
Construction	Brick, See Remarks
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

## Additional Information

Date Listed	January 30th, 2025
Days on Market	257

## Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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