

\$540,000 - 7305 A/b Grand Canyon Drive, Austin

MLS® #6972711

\$540,000

0 Bedroom, 0.00 Bathroom, 2,320 sqft

Residential Income on 0.16 Acres

Cameron Park Sec 03, Austin, TX

Rare investment opportunity or ideal house hack near Mueller. This recently upgraded loft-style duplex is tucked in a quiet cul-de-sac just 7 minutes from downtown Austin, offering an unbeatable entry price for the area. Perfect for investors or househackers looking to live in one unit and rent out the other, the property features two spacious 3 bed / 2.5 bath units with modern finishes and thoughtful updates throughout. Unit A is vacant and ready for tenants or a new owner-occupant, while Unit B is occupied and generating income at \$1,795 per month through August 2025.

Each unit offers a large living area anchored by a floor-to-ceiling stone fireplace, shaker cabinets, granite countertops, recessed lighting, dual flush toilets, and generous storage and closet space. Both units include all new kitchen appliances, washer/dryer connections, private yards, covered carports, and balconies that overlook the treetops. Major systems have been updated for peace of mind, including HVAC (2016), electrical to the panel (2016), interior plumbing (2016), windows and exterior siding (2016), and a new roof installed in 2023.

Located in a friendly, established neighborhood with easy access to Mueller parks, shopping, and dining, this duplex is FHA loan friendly and well-suited for both investors and owner-occupants alike.



Built in 1969

Essential Information

MLS® #	6972711
Price	\$540,000
Bathrooms	0.00
Square Footage	2,320
Acres	0.16
Year Built	1969
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	7305 A/b Grand Canyon Drive
Area	3
Subdivision	Cameron Park Sec 03
City	Austin
County	Travis
State	TX
Zip Code	78752

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Features	None
Parking	Carport
View	None
Waterfront	None

Interior

Interior	Laminate
Appliances	Dishwasher, Free-Standing Gas Range, Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Pickle
Middle	Webb
High	Northeast Early College

Additional Information

Date Listed	May 2nd, 2025
Days on Market	171

Listing Details

Listing Office	eXp Realty LLC
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