

\$740,000 - 4812 Avenue G, Austin

MLS® #7362476

\$740,000

0 Bedroom, 0.00 Bathroom, 1,275 sqft

Residential Income on 0.07 Acres

Highlands, Austin, TX

Welcome to this enchanting bungalow nestled in the heart of the vibrant North Hyde Park neighborhood, reflecting the classic allure of Austin living with a modern twist. This unique duplex property boasts a one-bedroom, one-bathroom lower unit and a two-bedroom, one-bathroom upper unit, making it an exceptional opportunity for investors or those seeking a mixed-use residence.

As you step inside, the inviting living areas exude comfort and style. Rich wooden beams traverse the ceilings, while expansive windows bathe the space in natural light, accentuating the hardwood floors' warmth and charm. The kitchens in each unit are thoughtfully designed, with one flaunting rustic copper countertops and the other a more conventional aesthetic with wooden cabinetry, both offering functionality and character.

This property stands out as an investment opportunity thanks to its versatile layout and prime location. The potential for immediate rental income combined with the option for a future single-family conversion or continued use as a duplex aligns with both short-term gains and long-term appreciation. Its location in one of Austin's most desirable areas ensures sustained demand and enhances its value as a smart addition to an investment portfolio.

Whether you're considering it as an investment



or envisioning it as your home with the added benefit of rental income, this bungalow is more than just a dwelling. It's a sanctuary that promises a peaceful living experience and a smart investment in Austin's thriving real estate market.

Built in 1938

Essential Information

MLS® #	7362476
Price	\$740,000
Bathrooms	0.00
Square Footage	1,275
Acres	0.07
Year Built	1938
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	4812 Avenue G
Area	4
Subdivision	Highlands
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Natural Gas Available
Features	Park
Parking	Additional Parking, Paver Block
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
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Appliances	Dryer, Dishwasher, Microwave, Oven, Refrigerator, Washer, Free-Standing Range, Washer/Dryer Stacked
Heating	Central, Natural Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	See Remarks, Trees Large Size
Roof	Composition
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Date Listed	May 5th, 2024
Days on Market	527

Listing Details

Listing Office	LoKation Real Estate, LLC
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