

# \$585,000 - 6400 Brookside Drive, Austin

MLS® #7522096

## \$585,000

0 Bedroom, 0.00 Bathroom, 2,725 sqft  
Residential Income on 0.20 Acres

Colonial Hills Sec 03, Austin, TX

Discover a rare chance to own a beautifully updated, income-producing duplex in one of Austin’s most established neighborhoods. Both sides feature spacious 3-bedroom, 2-bath layouts, currently leased at premium market rates. Each residence showcases luxury vinyl plank flooring, plush carpeted bedrooms, and a sophisticated neutral palette enhanced by designer lighting and modern ceiling fans. Bright, open-concept living spaces are bathed in natural light through expansive picture windows. Gourmet kitchens are equipped with sleek stainless steel appliances, gas ranges, built-in microwaves, crisp white cabinetry, classic subway tile backsplashes, and cozy cafe-style dining nooks. Generously sized bedrooms offer ceiling fans and abundant storage, while French doors lead to private patios—ideal for morning coffee or evening gatherings. Each unit includes indoor laundry and a detached storage shed for added convenience. Unbeatable location just minutes from shopping, major employers, key roadways, and the vibrancy of Downtown Austin.

Built in 1969

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 7522096   |
| Price     | \$585,000 |
| Bathrooms | 0.00      |



|                |                    |
|----------------|--------------------|
| Square Footage | 2,725              |
| Acres          | 0.20               |
| Year Built     | 1969               |
| Type           | Residential Income |
| Sub-Type       | Duplex             |
| Status         | Active             |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 6400 Brookside Drive  |
| Area        | 3                     |
| Subdivision | Colonial Hills Sec 03 |
| City        | Austin                |
| County      | Travis                |
| State       | TX                    |
| Zip Code    | 78723                 |

### **Amenities**

|            |                                                     |
|------------|-----------------------------------------------------|
| Utilities  | Electricity Connected, Water Connected, See Remarks |
| Features   | Sidewalks                                           |
| Parking    | Driveway, Attached Carport                          |
| View       | Neighborhood                                        |
| Waterfront | None                                                |

### **Interior**

|              |             |
|--------------|-------------|
| Interior     | See Remarks |
| Appliances   | See Remarks |
| Heating      | Central     |
| # of Stories | 1           |
| Stories      | One         |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | See Remarks           |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Composition           |
| Construction      | Stone, Stucco         |
| Foundation        | Slab                  |

### **School Information**

|          |            |
|----------|------------|
| District | Austin ISD |
|----------|------------|

|            |                         |
|------------|-------------------------|
| Elementary | Harris                  |
| Middle     | Pearce Middle           |
| High       | Northeast Early College |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 103             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Kuper Sotheby's Int'l Realty |
|----------------|------------------------------|

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