

# \$2,750,000 - 1705 Newning Avenue, Austin

MLS® #9071585

**\$2,750,000**

5 Bedroom, 4.00 Bathroom, 3,580 sqft  
Residential on 0.25 Acres

Fairview Park, Austin, TX

Welcome to 1705 Newning Avenue, an unparalleled investment opportunity nestled in the heart of Austin's highly coveted Travis Heights neighborhood. Just four blocks from the vibrant South Congress Avenue, this award winning property features four bespoke vacation rentals on a lush, .25-acre lot adorned with stunning heritage oak trees. Recently featured on Modern Architecture + Design Society home tour and selected by internationally known AFAR media as one of the top vacation properties in the world. Renowned as one of Austin's highest-ranked and most-searched Airbnb destinations, this property generated nearly \$300,000 in revenue across all listings in 2024. With over 3,400 + glowing 5-star reviews, itâ€™s a proven, fully furnished, and turn-key income generator. Previous years' income reports are available upon request. The property encompasses over 3,500 square feet across all units, each meticulously designed with high-end finishes, curated art, vintage and antique details throughout, and contemporary furnishing. Guests are welcomed into a serene oasis with access to a heated salt water pool surrounded by lush greenery, creating an unforgettable Austin experience. Sustainability meets luxury with fully owned solar panels, enhancing both environmental efficiency and cost savings. The propertyâ€™s proximity to South Congress's iconic restaurants, boutiques, and entertainment makes it an unbeatable destination for visitors year-round.



Whether you're an investor seeking a premier vacation rental portfolio or a homeowner dreaming of a luxurious boutique hotel compound. 1705 Newning Avenue offers an exceptional opportunity to own a piece of Austin's thriving hospitality market.

Built in 2009

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 9071585                 |
| Price          | \$2,750,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,580                   |
| Acres          | 0.25                    |
| Year Built     | 2009                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1705 Newning Avenue |
| Area        | 6                   |
| Subdivision | Fairview Park       |
| City        | Austin              |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78704               |

**Amenities**

|               |  |
|---------------|--|
| Utilities     | Electricity Connected, Water Connected             |
| Features      | Park, See Remarks, Tennis Court(s), Trails/Paths   |
| Parking       | Detached, Garage, Off Street, Parking Pad, Private |
| Garage Spaces | 2  |
| View          | City, City Lights                                  |
| Waterfront    | None   |
| Has Pool      | Yes  |

## Interior

|                 |  |
|-----------------|--|
| Interior        | Carpet, Tile, Wood   |
| Appliances      | Cooktop, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Gas Range, Microwave, Range, Stainless Steel Appliance(s), Wine Refrigerator |
| Heating         | Central  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| # of Stories    | 2  |
| Stories         | Two  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Waterfall, Xeriscape           |
| Roof              | Composition                    |
| Construction      | HardiPlank Type                |
| Foundation        | Pillar/Post/Pier, Slab         |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Travis Hts |
| Middle     | Lively     |
| High       | Travis     |

## 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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