

# \$378,000 - 4610 S 1st Street, Austin

MLS® #9173193

**\$378,000**

3 Bedroom, 1.00 Bathroom, 1,260 sqft  
Residential on 0.17 Acres

Greenwood Forest Sec 01, Austin, TX

Investor's Dream or Perfect First Home in South Manchaca!

Located in one of South Austin's most exciting and fast-growing neighborhoods, 4610 S 1st St is a rare opportunity for developers, first-time buyers, or investors alike. Set on a spacious lot with mature trees and surrounded by new development, this classic South Manchaca home offers endless potential just minutes from the buzz of St. Elmo, The Yard, and SoCo.

Step inside to an open floor plan with vaulted ceilings and great natural light, ideal for creating a bright, airy layout that fits any vision. The layout flows easily from living to dining to kitchen, and the generous backyard is ready for an expansion, ADU, or simply your dream outdoor entertaining space.

Recent updates provide a solid head start: PVC plumbing, updated electrical panel, newer roof, and fresh interior and exterior paint. The bones are strong – now it's ready for your design inspiration or investment strategy.

Outside, enjoy the privacy of your fenced yard, rebuilt retaining wall, and peaceful patio under the shade. The neighborhood itself is the real star – walkable to local favorites like Spokesman Coffee, St. Elmo Brewery, and Austin Winery, with easy access to major roads while still feeling tucked into a



community vibe.

Whether you're looking to customize your first home, buy-and-hold in one of Austin's hottest zip codes, or tear down and build new – this is the kind of prime South Austin property that doesn't come around often.

Seize the opportunity to be part of South Manchaca's next chapter.

Built in 1959

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 9173193                 |
| Price          | \$378,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,260                   |
| Acres          | 0.17                    |
| Year Built     | 1959                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4610 S 1st Street       |
| Area        | 10N                     |
| Subdivision | Greenwood Forest Sec 01 |
| City        | Austin                  |
| County      | Travis                  |
| State       | TX                      |
| Zip Code    | 78745                   |

**Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected |
| Features  | None  |
| Parking   | Attached Carport, Carport, Driveway                           |

|            |      |
|------------|------|
| View       | None |
| Waterfront | None |

## Interior

|              |   |
|--------------|---|
| Interior     | Laminate, Tile  |
| Appliances   | Built-In Gas Oven, Built-In Oven, Cooktop, Double Oven, Dryer, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Washer |
| Heating      | Central, Natural Gas  |
| # of Stories | 1   |
| Stories      | One   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Exterior Steps, Private Yard                              |
| Lot Description   | Back Yard, Trees Medium Size, Garden, Near Public Transit |
| Roof              | Composition, Shingle                                      |
| Construction      | Frame, Masonry  |
| Foundation        | Slab  |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | St Elmo    |
| Middle     | Bedichek   |
| High       | Travis     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 140            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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