

# \$1,440,000 - 3603 E 12th Street, Austin

MLS® #9322201

**\$1,440,000**

0 Bedroom, 0.00 Bathroom, 3,539 sqft

Residential Income on 0.21 Acres

Ebony Acres, Austin, TX

Incredible chance to own a top-performing duplex in the heart of East Austin. Built in 2021, each unit is approx. 1,770 sq ft with 3 bedrooms, 2.5 baths, and designer finishes throughout. Layout includes open-concept living, tall 10'™ ceilings, a chef's™ kitchen with quartz counters, soft-close cabinets, and downstairs primary suites with walk-in showers and dual vanities. Private fenced yards, hardwood floors throughout, Nest thermostats, tankless water heaters, and energy-efficient Carrier HVAC systems complete the package.

This fully operational short-term rental has generated over \$700K in gross income from 2021–2024, averaging strong net returns in 2022 and 2023. The property is professionally managed and optimized for continued performance during Austin's™ high-demand seasons. Full P&L available upon request.

Bonus: Seller financing is available to qualified buyers, offering an opportunity to secure a below-market interest rate and improve cash flow from day one.

Live in one side and rent the other, or take advantage of a rare turn-key investment with upside in one of Austin's™ most desirable short-term rental corridors. Minutes to downtown, UT, Mueller, parks, lakes, music festivals & major employers.

This listing includes both Unit A and Unit B.



For more info, go to: <https://wkf.ms/46oslmw>

Built in 2021

### Essential Information

MLS® #	9322201
Price	\$1,440,000
Bathrooms	0.00
Square Footage	3,539
Acres	0.21
Year Built	2021
Type	Residential Income
Sub-Type	Duplex
Status	Active

### Community Information

Address	3603 E 12th Street
Area	5
Subdivision	Ebony Acres
City	Austin
County	Travis
State	TX
Zip Code	78721

### Amenities

Utilities	Electricity Available, Water Available
Features	Street Lights, Sidewalks
Parking	Attached Carport, Attached, Carport, Garage Faces Front, Garage, Garage Door Opener, Paved, Shared Driveway, Varies by Unit
Garage Spaces	1
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater

Heating	Central, ENERGY STAR Qualified Equipment, Exhaust Fan
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Moderate Trees, Near Public Transit, Trees Large Size
Roof	Composition, Shingle
Construction	HardiPlank Type, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Sims
Middle	Garcia
High	Northeast Early College

## Additional Information

Date Listed	October 1st, 2025
Days on Market	13

## Listing Details

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

Property Listed by: Compass RE Texas, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 3:20pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 3:20pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 14th, 2025 at 3:20pm CDT