

\$725,000 - 2201 Mission Hill Circle, Austin

MLS® #9431616

\$725,000

0 Bedroom, 0.00 Bathroom, 3,612 sqft

Residential Income on 0.31 Acres

mission hill, Austin, TX

This exceptional 3,612 square-foot four-plex, located on an oversized lot backing to a scenic wet-weather creek, presents a remarkable investment opportunity. Comprising two 2-bedroom, 1.5-bath units, one 1-bedroom, 1.5 baths and 2 living room unit which could easily be converted into a 2-bedroom unit, plus one expansive 1-bedroom, 1.5-bath unit, this property is ideally positioned for both investor stability and tenant satisfaction. Recent updates ensure peace of mind for the next owner, including the complete replacement of cast iron plumbing in 2023, a new flat roof installed in 2022, and updated HVAC units, with Units 2 and 4 receiving new systems within the last 2.5 years. Units 1 and 2 also benefited from HVAC servicing in 2025. Water heaters have been replaced across all units, with new installations in Units 1 and 3 in 2024 and Units 2 and 4 in 2022. All kitchen appliances are less than five years old, with two of the units offering upgraded stone countertops and stainless-steel appliances. The property is currently generating consistent rental income, with Unit 2 leasing for \$1,500 per month, Unit 3 at \$1,550, and Unit 4 at \$1,350. Unit 1 is vacant, providing an opportunity for immediate income generation. Three of the four units feature washer and dryer connections, while adding a gas stub out in the only laundry room without hook ups would be easy, enhancing tenant appeal. This four-plex's lush outdoor space includes fruit trees, a blackberry bush, citrus



trees, rose bushes, flowing vines, and a garden, offering tenants a tranquil environment rarely found in similar properties. The property's location, with a short drive to Mabel Davis Pool & Park and convenient access to I-35 and HWY 71 make tenant's commute a breeze, further enhances the property's desirability. Notably, the property has demonstrated strong tenant retention, with two-thirds of current tenants choosing to live here due to family connections on the same street.

Built in 1968

Essential Information

MLS® #	9431616
Price	\$725,000
Bathrooms	0.00
Square Footage	3,612
Acres	0.31
Year Built	1968
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information

Address	2201 Mission Hill Circle
Area	9
Subdivision	mission hill
City	Austin
County	Travis
State	TX
Zip Code	78741

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	See Remarks

View	None
Waterfront	None

Interior

Interior	Carpet, Laminate, Vinyl
Appliances	Electric Water Heater, Free-Standing Electric Range, Gas Water Heater
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	No Exterior Steps
Lot Description	None
Roof	Composition
Construction	Brick Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Linder
Middle	Lively
High	Travis

Additional Information

Date Listed	May 8th, 2025
Days on Market	160

Listing Details

Listing Office	The Hightower Company
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