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

MLS® #9431616

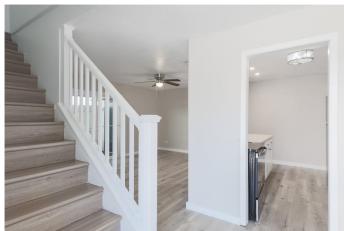
## \$725,000

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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