



For Sale on Market

**\$920,000**

Call 7133771022 Today!

## RESIDENTIAL INCOME - DUPLEX

Charming Hyde Park Opportunity – Two stand alone homes on one lot! Built-In Income at 809 East 44th Street, both homes are 2 bed/1 bath. Discover the perfect blend of comfort, convenience, and investment potential. Nestled in the heart of Austin's coveted Hyde Park neighborhood, this charming duplex offers a unique living arrangement ideal for investors. The leased front house features 2 cozy bedrooms and 1 bathroom with original hardwoods and vintage built ins—a perfect private retreat with a large fenced backyard. The back modern home is a 2–bedroom, 1–bath residence built in 2018, offering a bright open–concept layout with high ceilings and abundant natural light. The gourmet kitchen is thoughtfully designed with natural granite countertops, custom cabinetry, and stainless steel appliances including a full–size refrigerator with ice maker, gas range with vent hood, dishwasher, and garbage disposal. Washer and dryer included. The bathroom continues the refined finishes with granite counters and custom cabinetry. Generous closet space throughout enhances everyday functionality. A well–appointed home combining contemporary design with quality craftsmanship. It's a turnkey opportunity to build your portfolio. Located on a quiet, walkable street, this property puts you just minutes from some of Austin's best restaurants, cafes, and nightlife, all while offering the peace and charm Hyde Park is known for. Enjoy Quack's, First Light Books, Hyde Park Bar and Grill, Antonelli's, Fresh Plus, Asti, Juiceland and

### GENERAL DESCRIPTION

**Subdivision:** Ridgetop Annex

**Property Type:** Residential Income - Duplex

**Stories:** 1

**Year Built:** 1941

**Building Sqft:** 1,834 / Public Records

**Lotsize:** 6,874

**MLS# / Area:** ABORTX-7628464



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

809 E 44th St, Austin, TX 78751

Visit <https://www.har.com/ABORTX-7628464> for more information

Listing Broker