

Under Contract - Option Pending on Market

**\$595,000**

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## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Craftsman-style cottage with duplex-style functionality on an oversized 0.226-acre lot in a prime central location. The front unit offers 2 bedrooms, 1 bath, a full kitchen (no dishwasher), and central HVAC, while the back unit features 1 bedroom, 1 bath, a full kitchen with a dishwasher, and window units for heating and cooling (no central HVAC). The second unit is fully separate from the front with no shared interior access, offering its own private entrance and separate yard space, providing a high level of privacy and flexibility for occupants. The front unit is currently leased month-to-month and may be available soon, while the back unit is leased through August. This property will require updates and is priced accordingly, offering significant value-add potential driven by its location, lot size, existing duplex-style configuration, and SF-3 (CO-NP) zoning, which may allow for additional unit(s) or reconfiguration under current Austin development standards (buyer to verify). The flexible layout is ideal for an investor or an owner-occupant looking to live in one unit and lease the other. The yard is a standout feature—spacious, fenced, and filled with mature trees. All of this just north of UT campus, with easy access to Downtown Austin and a short distance from the restaurants, coffee shops, and neighborhood charm of Hyde Park.

### GENERAL DESCRIPTION

**Subdivision:** Willbert Add

**Property Type:** Residential Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Year Built:** 1941

**Building Sqft:** 1,722 / Public Records

**Lotsize:** 9,958

**MLS# / Area:** ABORTX-9186134



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Visit <https://www.har.com/ABORTX-9186134> for more information