

\$1,185,000 - 1806 Brackenridge Street, Austin

MLS® #4180132

\$1,185,000

3 Bedroom, 2.00 Bathroom, 1,300 sqft
Residential on 0.17 Acres

Swisher Add, Austin, TX

Welcome to this charming 3/2 bungalow(+office/flex space) located in Austin, Texas. Situated in a prime location, just 2 blocks away from the vibrant South Congress & within walking distance to downtown, this home offers unparalleled convenience. You'll have access to an array of excellent shops, restaurants, bars, & an incredible music scene, ensuring endless entertainment possibilities. For outdoor enthusiasts, nearby Big Stacy Park/Pool provides ample space for dog walking, swimming, or leisurely strolls. Moreover, if you enjoy biking, you can easily reach Zilker Park, Barton Springs, & the popular 10-mile hike & bike trail. This splendid dwelling has been tastefully updated to meet modern standards. Step inside, & you'll discover a thoughtfully renovated space with more than \$204,000 in updates. The original hardwood floors exude a touch of nostalgia, while new decorative cement tiles, top-of-the-line lighting fixtures, & new appliances, including a washer/dryer in the upgraded mudroom, bring contemporary elegance to the home. The bathrooms have been completely redone, featuring deep tubs, new tiles, vanities, & fixtures. With alley access & parking space for 4 cars, parking will never be a concern. Additionally, there are two storage sheds in the backyard, that can easily accommodate your paddle boards, kayaks, or bikes. This home also boasts a fully fenced yard, front and back, perfect for your lovable fur babies. Modern landscaping in both



the front & back yards enhances the overall appeal of the property. The backyard boasts multiple decks with built-in seating, creating an ideal setting for entertaining guests, hosting cookouts, enjoying a morning coffee, or relaxing with an evening cocktail. Per city council new minimal standards set for lot size is now 2500 sq ft per lot. Owners may subdivide existing lot to only 2500 sq ft. This can be easily done at this location with alley access and no heritiage trees . GREAT for INVESTMENT. Call agent to see today!

Built in 1928

Essential Information

ListingFeed	abor_vow
MLS® #	4180132
List Price	\$1,185,000
Sale Price	\$1,150,000
Sale Date	December 6th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.17
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1806 Brackenridge Street
Subdivision	Swisher Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Curbs
Parking	Alley Access, Deck, Garage Faces Rear, Storage
# of Garages	1
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Free-Standing Gas Oven, Gas Range, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Lot Description	Alley, Trees Large Size
Windows	None
Roof	Asphalt
Construction	Blown-In Insulation, Frame, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis