

\$1,225,000 - 518 Terrace Drive, Austin

MLS® #6244605

\$1,225,000

0 Bedroom, 0.00 Bathroom, 2,612 sqft
Residential Income on 0.15 Acres

Blue Bonnet Hills, Austin, TX

Exceptional, unique, well-maintained income-producing property in the heart of Travis Heights, on a corner lot across the street from Little Stacy Park and the Blunn Creek Trail, two minutes to South Congress, 6 minutes to downtown and just a stone's throw to Lady Bird Lake and all of the Best of Austin. This stunning property with three separate income-producing units affords the owner ultimate flexibility in terms of property use. The restored and modernized 1935 1/1 duplex units with gorgeous original hard wood flooring and custom tile work are 660 SF each, per TCAD. Each duplex unit has a private shaded patio or deck, a generous kitchen with ample storage and a spacious living, bedroom and dining area, the latter of which for both current tenants is being used as ideal work-from-home office space. The striking 2/2 single-family home situated above the duplex boasts spectacular tree-top views courtesy of the second and third story decks designed by the lead architect responsible for the Lady Bird Lake Boardwalk. The thoughtful updates to this 1292 SF converted garage apartment include a well-appointed first-floor secondary suite with an oversized, luxurious walk-in shower. The main-level second-floor contains an updated galley kitchen with Silestone counters and conveying stainless steel appliances opening to dining and living space which lead to the primary suite. Each photo indicates the attributable unit. All units are in excellent shape. Property has been



pre-inspected and is priced to sell. Contact Agent for more information.

Built in 1935

Essential Information

ListingFeed	abor_vow
MLS® #	6244605
List Price	\$1,225,000
Sale Price	\$1,150,000
Sale Date	October 21st, 2022
Bathrooms	0.00
Square Footage	2,612
Acres	0.15
Year Built	1935
Type	Residential Income
Sub-Type	Triplex
Status	Closed

Community Information

Address	518 Terrace Drive
Subdivision	Blue Bonnet Hills
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Park, Trails/Paths
Parking	Off Street
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Water Heater, Microwave, Range, Refrigerator, Stainless Steel Appliance(s), Washer

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Stories	Multi/Split

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Xeriscape
Windows	Screens
Roof	Composition, Metal, Shingle
Construction	Cement Siding, Wood Siding
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis