

# \$1,790,000 - 2330 Westforest Drive, Austin

MLS® #7250192

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## \$1,790,000

0 Bedroom, 0.00 Bathroom, 3,058 sqft  
Residential Income on 0.26 Acres

Barton Hills-West Park Addn, Austin, TX

Rare investment opportunity in the coveted Barton Hills neighborhood! Perfect for a family looking to live in one unit & have rental income from the other or a multi-generational family looking for space & privacy under the same roof or an investor looking to rent both units. This home has been in the same family since 1965 & went through an extensive down-to-the-stud remodel in 2017 when a second floor was added. Now zoned as a duplex with separate utilities for each unit, but cleverly designed to convert back to a single family home if desired, with the removal of just one wall in the downstairs unit. The downstairs unit has been a successful short & long term rental since 2017 & is 1,454 sq ft, 3 bedroom, 2 full bath, with a spacious modern kitchen, 2 living areas & dining area. One of the bathrooms features the original 1955 tile work in perfect condition, but updated for modern use. A larger walk-in shower was added in the primary bathroom & is ADA accessible. This unit has access to a covered front porch & large back patio. Owner open to selling furnishings in downstairs unit. The upstairs unit is 1,604 sq ft, 3 bedroom 2.5 baths with two full primary suites with a full kitchen & living area in one upstairs suite, and a kitchenette (fridge, microwave, dishwasher, sink) & living area in the second upstairs suite. Both upstairs suites to open exterior balconies. The property sits on a large, flat, .25 acre lot with mature shade trees. The private fenced backyard has ample room to relax & opportunity for a pool



(buyer to verify). Just minutes from downtown this home's convenient location can't be beat. Walking distance to restaurants & shopping on South Lamar, such as the iconic Broken Spoke Saloon and Kerbey Lane Cafe, yet steps away from greenbelt trails & all the neighborhood has to offer-Barton Springs Pool, Zilker Park, Lady Bird Lake hike & bike trails and the exemplary Barton Hills Elementary School. This is a special property with much potential, not to be missed!

Built in 1955

### Essential Information

ListingFeed	abor_vow
MLS® #	7250192
List Price	\$1,790,000
Sale Price	\$1,525,000
Sale Date	December 22nd, 2022
Bathrooms	0.00
Square Footage	3,058
Acres	0.26
Year Built	1955
Type	Residential Income
Sub-Type	Duplex
Status	Closed

### Community Information

Address	2330 Westforest Drive
Subdivision	Barton Hills-West Park Addn
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs

Parking	Driveway, Additional Parking, Attached Carport
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Tile, Vinyl
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Gas Water Heater, Microwave, Tankless Water Heater, Built-In Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Front Yard, Landscaped, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Blinds, Double Pane Windows, Insulated Windows, Screens, Vinyl
Roof	Composition
Construction	Brick, Cement Siding, Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin