

\$1,250,000 - 606 W 32nd Street 1 & 2, Austin

MLS® #8143818

\$1,250,000

5 Bedroom, 5.00 Bathroom, 2,547 sqft
Residential on 0.16 Acres

Gypsy Grove, Austin, TX

Welcome to an exceptional property in a prime Austin location, offering two distinct homes on a single lot. Situated on a 0.159-acre plot in Central Austin, just north of the UT campus, this property provides a unique blend of modern and historic living with captivating downtown views.

Unit 1:

Built in 2020 and located at the front of the lot, Unit 1 is a 1,014-square-foot custom home with 2 bedrooms and 2.5 bathrooms. The contemporary design infused with craftsman elements includes a third-floor rooftop deck providing stunning views of the campus and downtown. Multiple enclosed porches, a second-floor balcony, and a private backyard with a secure privacy fence complete the outdoor features.

Unit 2:

Built in 1919 and positioned at the back of the lot, Unit 2 is a 1,533-square-foot residence with 3 bedrooms and 2 bathrooms. Enjoy the pre-war charm of high vaulted ceilings, a clawfoot tub, and ample natural light from the skylight. Tucked behind Unit 1, this dwelling creates a private oasis with walls of windows and the shade of large oak trees. Additional features include a stone patio, a storage shed, recently replaced stainless dishwasher and fridge, and shiplap detailing.

This amazing location is within walking distance to the UT campus, popular restaurants, and parks, offering a convenient and vibrant lifestyle. Whether you appreciate



the modern amenities of Unit 1 or the historic character of Unit 2, this property provides a rare opportunity to own two distinct homes in one of Austin's most desirable locations. Explore the best of Austin living with this versatile and well-located property.

Built in 1919

Essential Information

ListingFeed	abor_vow
MLS® #	8143818
List Price	\$1,250,000
Sale Price	\$1,250,000
Sale Date	March 26th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,547
Acres	0.16
Year Built	1919
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	606 W 32nd Street 1 & 2
Subdivision	Gypsy Grove
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Park, Street Lights, Sidewalks
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Off Street
# of Garages	1

View	City
Waterfront	None

Interior

Interior	Concrete, Tile, Wood
Appliances	Dryer, Washer/Dryer Stacked, Dishwasher, Free-Standing Electric Range, Free-Standing Gas Range, Gas Water Heater, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Alley, Garden, Level, Moderate Trees, Near Public Transit, Trees Large Size
Windows	Skylight(s)
Roof	Composition, Metal
Construction	Frame, HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin