

\$1,560,000 - 106 Nelray Boulevard, Austin

MLS® #9441469

\$1,560,000

0 Bedroom, 0.00 Bathroom, 3,307 sqft
Residential Income on 0.16 Acres

Highland Terrace, Austin, TX

Main Home with a fully separate back house!! This a wonderful opportunity to own a home in the highly desired Hyde park/highland terrace neighborhood. With all sorts of Austin's favorite bars and restaurants within 2 minutes walk from you. Enjoy restaurants and bars like Home Slice, Foreign & Domestic, Drink Well, Kome, Lazarus Brewing, Uchiko, and Epoch Coffee just steps away. Discover this designer grade customarily renovated home located in the highly sought after Hyde Park/Highland Terrace neighborhood. This property showcases a freshly remodeled main home along with a detached back/guest house and a two car garage, exceptional features not commonly found in this central area. The main home boasts an approximated 2500 square feet of living space, meticulously designed with a contemporary open floor plan. With 5 bedrooms, an office, and each bedroom featuring its own en-suite bathroom, this home offers ample space for both relaxation and productivity. Enjoy designer-grade kitchen and bathroom finishes, coupled with custom-built cabinetry. Step inside the main home and experience gorgeous light fixtures and an extended kitchen island. Perfect for hosting and entertaining, the dining room, thoughtfully situated near a large sliding door that opens to the beautiful backyard, creates a seamless indoor-outdoor living experience. Enjoy the convenience of abundant parking spaces and separate driveways to each unit. The detached guest house, with its separate entrance,



presents a great opportunity, serving as a separate home office, an in-laws' separate suite, or a means to generate additional income through short-term rentals like Airbnb or long-term tenancy. It has two bedrooms and two full bathrooms. Situated in a prime location, this esteemed neighborhood offers access to award winning schools, with downtown Austin just a brief 10-minutes drive and plenty of hospitals and doctor offices nearby.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	9441469
List Price	\$1,560,000
Sale Price	\$1,485,000
Sale Date	February 28th, 2024
Bathrooms	0.00
Square Footage	3,307
Acres	0.16
Year Built	2006
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Community Information

Address	106 Nelray Boulevard
Subdivision	Highland Terrace
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs, Dog Park, Park, Trails/Paths

Parking	Attached, Driveway, Garage
# of Garages	2
Waterfront	None

Interior

Interior	Vinyl, Wood
Appliances	Built-In Gas Range, Dishwasher, Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Private, Sprinklers In Ground
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Reilly
Middle	Lamar (Austin ISD)
High	McCallum