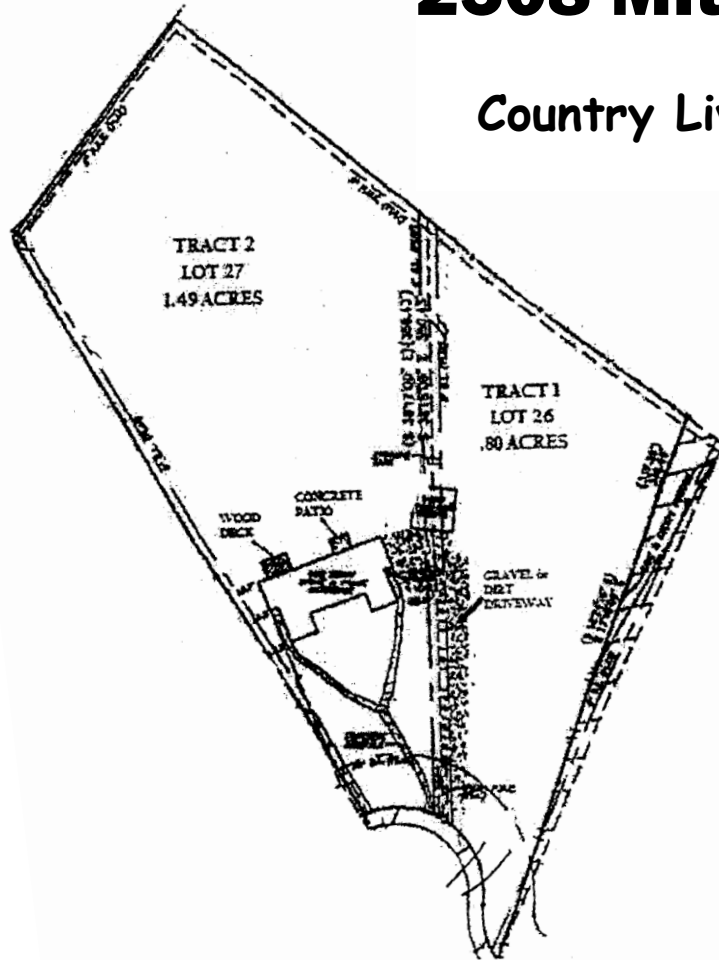


# 2508 Mitchell Lane

Country Living in the City!



**Lot 27 - Duplex on 1.49 acres and Lot 26 - .80 acres  
COMBINED TOTAL OF 2.29 ACRES**

**Lots of options for this property...**

- keep as a duplex and collect the rents of \$2175 monthly from the tenants;
- convert to a single family home to live in both sides;
- live in one side of the duplex and use the rent to offset from your mortgage;
- build another home on the back of lot 27;
- develop and/or sell lot 26 (lot 28 sold in 2009 & now has a big SFH on it).

**Unique Home on Large Wooded Lot in Great South Austin Location!**  
Home moved onto the property in 1997. Completely rebuilt and better than new!

Rare opportunity to enjoy the peacefulness of the country and the convenience of the city life! Spacious units have 3 bedrooms and 2 baths each side!

*Lot 27 currently zoned Single Family with Accessory Dwelling*



**Sean Little, Broker/Owner**  
**512.243.7696**