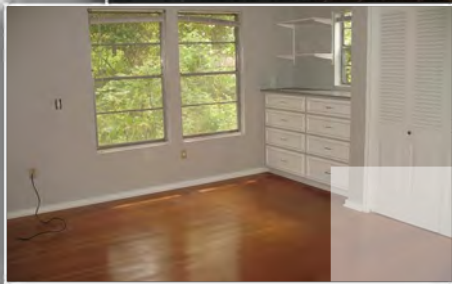




See the Virtual Tour! www.tourfactory.com/722890

\$359,900



**TRIPLEX -- 4516 Avenue D
Austin, TX 78751
2 Beds, 1 Bath | 1944 Sq. Ft.**

- ~ Unit A in front house is a 1 bedroom/ 1 bath unit currently leased for \$850 through 2/28/2012.
- ~ Unit B in rear of front house is a 1 bedroom/ 1 bath unit leased for \$800 per month through 1/31/2012.
- ~ Unit C is a big efficiency unit with kitchen, bathroom with shower stall.
- ~ C can be owner occupied at closing.
- ~ **DUPLEX COULD BE CONVERTED BACK TO SINGLE FAMILY!**
- ~ **LOTS OF UPDATING:**
- ~ A & C units have new Douglas Fir Hardwood flooring.
- ~ B has parquet wood floors.
- ~ Most kitchen appliances are less than 5 years old.
- ~ AC systems in A & B are less than 5 years old.
- ~ Utility room on back porch of B for washer and dryer shared by tenants.
- ~ A unit shows like a model home!
- ~ C has very private backyard area with storage area.
- ~ Metal roofs on both buildings.
- ~ **EASY ACCESS TO UT VIA SPEEDWAY!**
- ~ **WALKING OR BIKING DISTANCE TO HYDE PARK RESTAURANTS!**



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