



## 4703 Sagebrush Circle, Austin, TX 78745

**Come See the Virtual Tour!**

[www.tourfactory.com/773321](http://www.tourfactory.com/773321)

### **Duplex for Sale!**

**2289 Sq Ft of Living Space.**

**Built in 1968.**

**2010 Taxes were \$4643.**

#### **~ PRIME SOUTH AUSTIN LOCATION!**

- ~ On a quiet cul-de-sac street.
- ~ Big shade trees on large lot.
- ~ Unique living spaces no common walls between apartments- effectively 2 separate houses separated by a carport.
- ~ A unit is 3 Bedroom, 2 Bath.
- ~ B unit is 2 Bedroom, 1 Bath.
- ~ Ample yard space in unit A (3/2).
- ~ Privacy fenced side patio for unit B.
- ~ 4 Sides brick.
- ~ Recent exterior paint summer 2010.
- ~ Recent HVAC system on unit B.
- ~ Living rooms with fireplaces on both sides.
- ~ Separate utility rooms in carports.
- ~ Unit B ready for immediate occupancy at closing. Just move-in and choose your design-clean, light and fresh!
- ~ Recent plank board flooring in unit B kitchen, dining, entry and baths. Covered front porch.
- ~ Walking distance to Central Market South with all of the specialty shopping and restaurants.
- ~ Quick and easy access to major highways: 290 west to the lakes; 71 east to ABIA; & via Ben White, Mopac and IH 35 within 10 minutes driving distance from the property; South Lamar to downtown within 15 minutes.
- ~ Gross demonstrated monthly rents at \$1845. Room for rental increase unit B.
- ~ High in demand rental neighborhood.
- ~ Austin rents have been rising!
- ~ Either side available for owner occupancy! Choose your side.

**~ CALL SEAN AT 512.243.7696 FOR AN APPOINTMENT TO SEE THIS DUPLEX!**

