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2 Beds, 2 Baths



3405 Elija St., Austin, TX 78745

Big Duplex For Sale.

Located on Corner Lot with almost 1/3 Acre!

Attractive cut-stone and recent exterior paint (2009).

Roof & fence replaced in 2004.

Light and bright interiors!

Living rooms with vaulted ceilings, fireplaces, built-in shelving.

Each side with 2 spacious master bedrooms each with access to a full bath.

No Common Walls between the units.

Private shaded backyards.

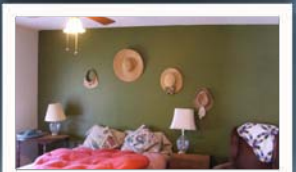
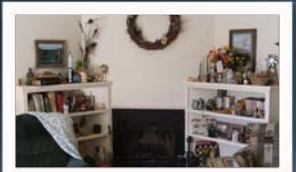
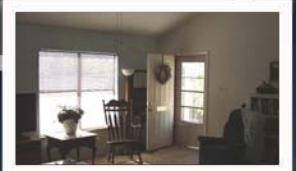
Extensive patio on B unit.

Covered parking for each unit.

Indoor washer & dryer connections.

Storage in carports and shed.

CALL SEAN AT 243-7696 FOR MORE INFORMATION ON THIS DUPLEX!



EQUAL HOUSING OPPORTUNITY

Information supplied by sellers. Deemed reliable but not guaranteed.

See the Virtual Tour! www.tourfactory.com/797980

3405 Elija St.

Austin, Texas 78745

MLS # 2168337

Located in South Austin on Huge Corner Lot – 100 by 130 ft.

Duplex is 2,319 square foot -- 1,160 square foot per side

Spacious 2 bedrooms 2 baths each side with carports

**Each bedroom could be considered a master
with access to its own full size bath**

Bedrooms are 13 by 12.5 feet each

No Common Walls between units for privacy

Long term renter – since 12/1/05 on A side

Current 12 month lease expires 2/1/12

Current rent is \$805/month, includes yard maintenance

Deposit \$1,000, including pet deposit.

Owner occupied on B side

2011 Taxes are 5810 per TCAD

2319 Square Feet per TCAD

Built in 1983

Austin ISD

Boone Elementary Covington Middle School Crockett High School

Exterior Features:

Roof and fence about 8 years old

Exterior paint 3 yrs ago

Large corner lot with trees.

Fenced yard, one fenced yard larger than other

Private Fenced Back Porches with Patios with Extended Patio on B

All electric

Carport with storage

Storage shed

Interior Features:

Light, bright living

Floorplans the same on each side

Living Rooms with vaulted ceilings, fireplaces and built in shelves

Open kitchen and dining areas

Doggie door on B side.

B side has storm doors

Washer dryer connections inside each unit

Great Owner Occupant Opportunity!

Call Sean at (512) 243-7696 to see this duplex!

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