

\$399,900 - 4610 Lyons Road 2, Austin

MLS® #3535153

\$399,900

0 Bedroom, 0.00 Bathroom,
Land on 0.13 Acres

Gullett Gardens 02, Austin, TX

Hot opportunity to buy and build a rarely seen ADU and casita combination in the quickly evolving Govalle neighborhood in 78702. Plans and permits will be transferred at closing so the new owner can start immediately after they take title. The main home is a fantastic layout with 1100 sq ft of open space and huge decks. One bed down and large master up with vaulted ceilings and a dream deck for outdoor living space. The casita is an unheard-of 718 sq ft ideal for a home office or guest suite. All this and still room for a yard on this massive 5300+ sq ft lot. HOA docs are already completed and transfer at closing. This project is the perfect fit for a builder looking to get a project completed while waiting on the city for other projects to pass through permitting or for a newer builder wanting to dip their feet into the world of construction. ARV could be in excess of 900k.



Essential Information

MLS® #	3535153
Price	\$399,900
Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	4610 Lyons Road 2
Subdivision	Gullett Gardens 02
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Features	None
View	None
Waterfront	None

Exterior

Lot Description	Level
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School Information

District	Austin ISD
Elementary	Govalle
Middle	Martin
High	Eastside Memorial

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