

# \$1,999,000 - 1709 Holly St 1 And 2, Austin

MLS® #3705944

**\$1,999,000**

0 Bedroom, 0.00 Bathroom, 2,683 sqft

Residential Income on 0.16 Acres

1709 Holly Condos, Austin, TX

Positive cash flow, over 3 years of Airbnb bookings at 100% occupancy every single weekend, prime East Austin location—this property is an investor's dream! The two detached single-family homes can also be set up as a long-term rental, owner-occupied in one unit, or a multi-generational estate. Make it work for your needs! The separate entry and driveway for each unit allows for plenty of flexibility (Unit 1 entrance is on Holly St and Unit 2 has its own access through the back alley). Located in the highly desirable and walkable East Caesar Chavez neighborhood, the homes are just a few blocks and minutes away from E 6th St, the downtown action, the SoCo charm, and the serenity of Lady Bird Lake. There are endless options of restaurants, bars, cafes, live music, and shopping just a quick walk or a short scooter/bike ride away (don't forget about the weekly farmer's market at Plaza Saltillo!). Staying fit has never been easier and fun, with Equinox, Orange Theory, [solidcore], Soul Cycle, hiking trails, and kayak/paddleboard rentals nearby. And with easy access to highways (35 & 183), commuting to work is quick and easy (Oracle and Tesla nearby and high-tech jobs at The Domain 20 min away). For families with young children, there are highly rated private schools and childcare facilities close by. The homes feature modern and sleek finishes with polished concrete and wood floors, quartz countertops, Kitchen Aid appliances, and large



windows. Surrounded by mature trees that create lush canopies, youâ€™ll find a breath of fresh air and a cool shady spot when you need it. And the backyard is perfect for creating memories with loved ones that will be cherished forever. â€¢ The 5-star rated Airbnb account with over 60 reviews can be included in the sale. â€¢ The listing includes both Unit 1 and Unit 2. â€¢ Unit 1 - 1746 sq ft, 3 bed, 2.5 bath, 2 living rooms, 1 car garage â€¢ Unit 2 - 937 sq ft, 2 bed, 2.5 bath, 1 living room, 1 car garage

Built in 2018

### Essential Information

MLS® #	3705944
Price	\$1,999,000
Bathrooms	0.00
Square Footage	2,683
Acres	0.16
Year Built	2018
Type	Residential Income
Sub-Type	Duplex
Status	Active

### Community Information

Address	1709 Holly St 1 And 2
Subdivision	1709 Holly Condos
City	Austin
County	Travis
State	TX
Zip Code	78702

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	None
Parking	Attached
# of Garages	2

View	Neighborhood, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Concrete, Tile, Wood
Appliances	Dryer, Dishwasher, Microwave, Range, Washer
Heating	Central
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Uncovered Courtyard, Private Entrance
Lot Description	Landscaped, Level, Sprinklers Automatic, Trees Medium Size, Alley, Private
Roof	Shingle
Construction	Concrete, Glass
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Metz
Middle	Martin
High	Eastside Memorial

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