

# \$495,000 - 3304 Hycreek Drive, Austin

MLS® #4103342

## \$495,000

0 Bedroom, 0.00 Bathroom, 1,943 sqft  
Residential Income on 0.22 Acres

Cherrylawn, Austin, TX

Rare 4 bed, 2 bath duplex in the heart of East Austin. Updated throughout and minutes to Mueller, East Austin nightlife and restaurants and downtown Austin. Both units feature a sun-filled living room with a cozy floor to ceiling fireplace, wood-look laminate floors throughout, built-ins, dining area with wainscoting detail, & an open kitchen with stylish subway tiled backsplash, large breakfast bar and a stainless steel oven and dual sink. Two spacious bedrooms, 1-full bathroom with in-unit laundry. Two fenced, separate & private outdoor living areas for you to enjoy.

Built in 1972

## Essential Information

MLS® #	4103342
Price	\$495,000
Bathrooms	0.00
Square Footage	1,943
Acres	0.22
Year Built	1972
Type	Residential Income
Sub-Type	Duplex
Status	Active

## Open Houses

Date/Time Wed Dec 31st, 1:00-4:00PM

## Community Information



Address	3304 Hycreek Drive
Subdivision	Cherrylawn
City	Austin
County	Travis
State	TX
Zip Code	78723

### **Amenities**

Utilities	Electricity Available, Water Available
Features	Sidewalks
Parking	Driveway, Off Street
View	Trees/Woods

### **Interior**

Interior	Laminate
Appliances	Dryer, Dishwasher, Free-Standing Range, Disposal, Oven, Stainless Steel Appliance(s), Washer
Heating	Central
# of Fireplaces	2
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Interior Lot, Trees Large Size
Roof	Shingle
Construction	Brick Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Pecan Springs
Middle	Bertha Sadler Means
High	Reagan

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