



2320 MONTCLAIRE STREET

AUSTIN, TX 78704



\$1,049,000



2,216 sqft



beds



baths

DESCRIPTION

Welcome to a rare find in South Austin's beloved Barton Hills neighborhood a well-situated duplex on a generous corner lot, offering both investment appeal and lifestyle flexibility. This property sits just minutes from downtown Austin, with easy access to Lamar and Congress for dining, shopping and entertainment. Built in 1977, it occupies approximately 9,230 sq ft of land (~0.21 acre) in a vibrant, well-regarded Neighborhood. It consists of two units: Unit A: 2 bedrooms, 2 bathrooms. Unit B: 3 bedrooms, 2 bathrooms (updated in 2015). Both units feature fireplaces, in-unit laundry hookups, and individual living spaces—making this ideal for dual occupancy or a live-and-rent scenario. The property is listed as a duplex (multi-family), which opens up multiple usage options: keep as two rental units, convert one side for owner-occupancy, or redevelop the site. Brick construction on a slab foundation, composition roof, perimeter fencing and rear yard complete the exterior. Interior highlights include vaulted ceilings, recessed lighting, ceiling fans, plantation shutters, and a mixture of carpet, laminate and tile flooring. Exceptional location: You're within walking or very short driving distance to Zilker Park, Lady Bird Lake, and the vibrant South Austin corridor. Investment flexibility: Already set up for dual rental use; ideal for long-term rentals, short-term (where allowed) or owner-use + rental. Redevelopment opportunity: The lot size and location provide potential for future tear-down and custom build (subject to zoning/permits). Strong neighborhood: Barton Hills Elementary scores well (9/10) and the broader area remains highly desirable. 2320 Montclair St offers a compelling blend of location, flexibility and value. Whether you're seeking an income-producing Property, a live-one-rent-one model, or a long-term hold with development upside, this one checks multiple boxes. Strategic updates and thoughtful positioning could further amplify return and lifestyle benefits.

PROPERTY TYPE: Multifamily - Duplex
MLS STATUS: Active
MLS: 4194794
YEAR BUILT: 1977
COUNTY: Travis
TRACT OR SUBDIVISION: M S Z Add
LIST DATE: 01/29/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 7
SQUARE FEET: 2,216
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.21
LOT SIZE (SQFT): 9,230

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Tile
- Vinyl

APPLIANCES:

- Cooktop
- Dryer
- Dishwasher
- Microwave
- Refrigerator
- Washer

EXTERIOR FEATURES

PARKING:

- Driveway

LOT DESCRIPTION:

- None

ROOF TYPE:

- Composition

YARD/GROUNDS:

- PrivateYard

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- Perimeter

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- NaturalGasConnected
- HighSpeedInternetAvailable
- SewerAvailable
- SewerConnected
- WaterAvailable
- WaterConnected

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- CeilingFans
- MainLevelPrimary
- Pantry
- RecessedLighting
- VaultedCeilings

COMMUNITY:

- None

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BROKERED BY: All City Real Estate Ltd. Co