



## 1806 FORD STREET

AUSTIN, TX 78704



\$850,000



1,740 sqft



beds



baths

## DESCRIPTION

\*\*\*Live, invest, or build in the heart of Austin's iconic Zilker neighborhood\*\*\* This centrally located duplex presents a unique opportunity in one of the city's most established and desirable areas, known for its tree lined streets, exemplary schools and proximity to some of Austin's most beloved destinations. Surrounded by a blend of classic homes and high end new construction, the property is well positioned for future updates or a custom build, offering long term value and strong upside. The thoughtfully updated and lovingly maintained duplex provides immediate flexibility and income potential—live in one unit and rent the other, or use the second space as a private office, studio or guest suite. The established two unit layout generates consistent rental income, while allowing room for future improvements or expansion. Enjoy close proximity to Zilker Park and Barton Springs Pool (approximately 1.5 miles away), as well as fabulous dining and shopping along Barton Springs Rd and South Lamar. Downtown Austin and South Congress are just minutes away. A truly versatile property combining prime location, flexible living options and exceptional long term potential. \*\*\* Buyer to verify all information\*\*\*

**PROPERTY TYPE:** Multifamily - Duplex  
**MLS STATUS:** Pending  
**MLS:** 9239309  
**YEAR BUILT:** 1978  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Nash John 02  
**LIST DATE:** 04/14/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 7  
**SQUARE FEET:** 1,740  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.17  
**LOT SIZE (SQFT):** 7,444

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- WoodBurning

### FLOOR COVERINGS:

- CarpetFree
- Tile

### APPLIANCES:

- Dishwasher
- FreeStandingGasRange
- Disposal
- Refrigerator

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Carport
- Detached
- Garage
- OffStreet
- SideBySide

### LOT DESCRIPTION:

- BackYard
- FrontYard
- Level
- TreesLargeSize

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Lighting
- NoExteriorSteps
- PrivateYard
- RainGutters

### SIDING:

- HardiplankType
- WoodSiding

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Full
- Gate
- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - FiberOpticAvailable
  - NaturalGasConnected
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CeilingFans
- MainLevelPrimary
- NoInteriorSteps
- OpenFloorplan
- RecessedLighting
- TileCounters
- WalkInClosets
- Storage

### COMMUNITY:

- None
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**LISTED BY:** Angelle Hall

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**BROKERED BY:** Allure Real Estate