

1613 W. 12 ST #A & #B | AUSTIN, TX 78703

INVESTMENT IN HISTORIC CLARKSVILLE



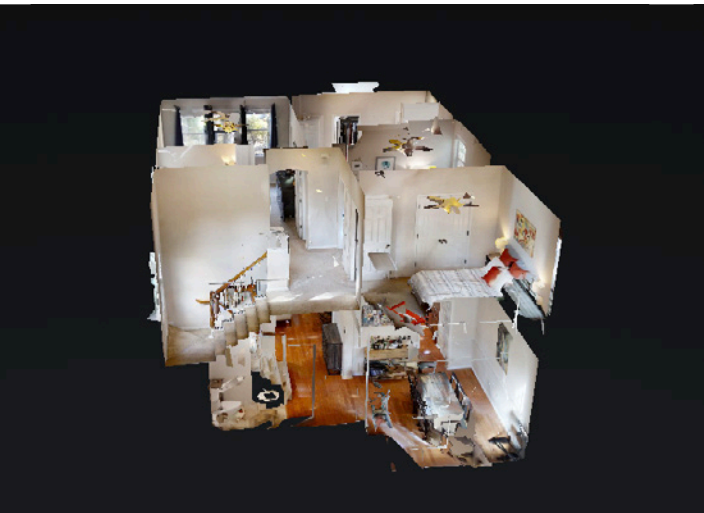
**DAVE MURRAY**  
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**TEXASLAND**  
TOP 1% IN  
GREATER AUSTIN

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1613 W. 12 ST #A & #B | AUSTIN, TX | \$1,599,000



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**Fantastic opportunity for multi-generational living or investment on very large lot in historic Clarksville. Blocks from downtown, walkable to restaurants, stores, coffee shops, etc. Recent construction with alley access, guesthouse plus attached 1/1 apartment in main home. Close to everything Austin with excellent access to Lady Bird Lake, hike and bike trail. Downtown living with convenience of a pedestrian-friendly residential neighborhood.**



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