

\$520,000 - 6034 & 6036 Victor Street, Dallas

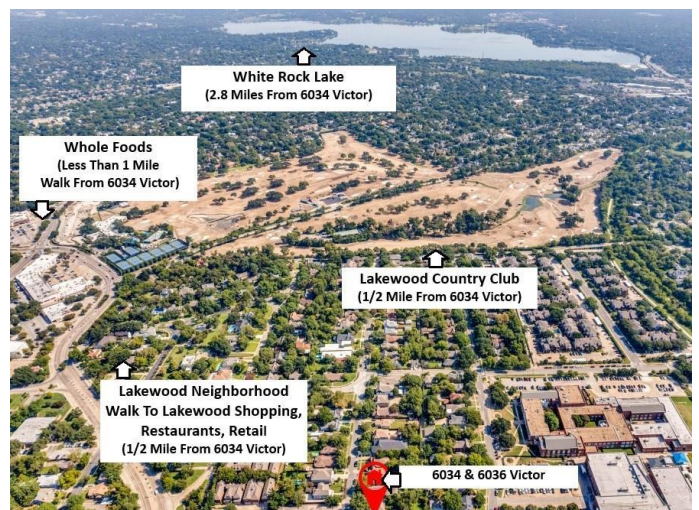
MLS® #21070053

\$520,000

2 Bedroom, 2.00 Bathroom, 1,744 sqft
Residential on 0.15 Acres

Junius Heights, Dallas, TX

****Lakewood-Full Duplex Meets Opportunity!****
Discover a Charming Tudor-Style Full Duplex nestled in one of Dallas' most iconic neighborhoods, zoned for highly-rated Lakewood Elementary. An affordable entry into a rapidly appreciating area. Both sides have a successful rental history (left side long-term tenant & right side successful Airbnb, short-term rentals). Step inside the right side to find an expertly redesigned interior. The renovation provides an ideal retreat w. ample light streaming in from 14 upgraded Andersen windows. The thoughtful renovation took the home down to its studs, allowing for enhanced insulation with R-27 in the walls & R-38 in the ceiling. The open concept kitchen is a culinary delight, with stylish tile work, upgraded fixtures & appliances, seamlessly blending form & function. A dining space lays adjacent, perfect for entertaining guests. The bathroom has been updated w. elegant tile & modern finishes, providing a spa-like atmosphere. The refinished original 100-year-old wood floors add a touch of timeless character & warmth to the living spaces. *With updated framing, breaker panel, wiring & tankless electric water heater, the right side is ready for immediate enjoyment or rental.* This full duplex retains its historic appeal while offering rare opportunities. A smart investment move: 1. Live in the updated side of the duplex while renovating the left side to further build equity. 3. Rent the updated side to go toward



mortgage. 3. Rent both sides now.
Experience a unique piece of Dallas history, with one side of the duplex already enriched with modern luxuries and the other side is ready for your renovation ideas, as-is. Both sides have updated Tudor Style front doors & wood fencing. Enjoy The Lakewood Lifestyle! Walk To: Shops, Restaurants, Whole Foods, Entertainment, Neighborhood Path To White Rock Lake. New roof negotiable w. accepted contract.

Built in 1926

Essential Information

MLS® #	21070053
Price	\$520,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,744
Acres	0.15
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Active Under Contract

Community Information

Address	6034 & 6036 Victor Street
Subdivision	Junius Heights
City	Dallas
County	Dallas
State	TX
Zip Code	75214-5602

Amenities

Utilities	City Sewer, City Water, Curbs, Sidewalk
Garages	Additional Parking, Concrete, Driveway, On Site

Interior

Interior Features	Built-in Features
Heating	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room

Exterior

Lot Description	Interior Lot
Roof	Composition
Construction	Brick, Other
Foundation	Pillar/Post/Pier

School Information

District	Dallas ISD
Elementary	Lakewood
Middle	Long
High	Woodrow Wilson

Listing Details

Listing Agent	Rosemary Spaete
Listing Office	Coldwell Banker Apex, REALTORS

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