

# \$2,795,000 - 3612 Bonnie Road, Austin

MLS® #2498161

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## \$2,795,000

6 Bedroom, 4.00 Bathroom, 3,838 sqft  
Residential on 0.24 Acres

Walsh Place, Austin, TX

First time on the market in 20 years - this house combines classic Tarrytown charm in the most coveted location in Austin. The house sits on a corner lot shaded by 5 heritage oak trees and located one block from Lake Austin. It is situated next to local hotspots like Mozart's coffee, Hula Hut, and Lion's golf course and a short drive to the new HEB. It is one block from Walsh landing, one of only two public boat ramps for Lake Austin boat access. It was thoughtfully renovated in 2011 to preserve the vintage charm while adding all the modern conveniences to a versatile floorplan. All the living area is on one floor with a full guest apartment downstairs with its own entrance (but also accessible via interior stairs). Downstairs apartment can be used for guests, in-laws, or rented. This is the perfect centrally located Tarrytown home - huge front porch overlooks a beautiful fenced yard shaded by heritage oaks with a rope swing, zip line alongside house, and playscape in the back. Small bedroom directly connected to the master suite can be used as a nursery or as an office. This house is a rare opportunity as it combines a variety of hard-to-find features: ideal location by lake, large corner lot, large fenced yard, lots of living space (6 bed/4 bath), apartment with separate entrance, boat parking, gated covered parking for 5 cars, oversized garage and storage room & wood fireplace. No better way to enjoy Austin.



Built in 1940

## Essential Information

ListingFeed	abor_vow
MLS® #	2498161
List Price	\$2,795,000
Sale Price	\$2,456,250
Sale Date	January 12th, 2024
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,838
Acres	0.24
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	3612 Bonnie Road
Subdivision	Walsh Place
City	Austin
County	Travis
State	TX
Zip Code	78703

## Amenities

Utilities	Above Ground Utilities, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Golf, Lake, Park, Street Lights, Curbs
Parking	Attached Carport, Additional Parking, Driveway, Electric Gate, Garage, Off Street, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

## Interior

Interior	Concrete, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Oven, Cooktop, Down Draft, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Oven

Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting
Lot Description	Back Yard, Corner Lot, City Lot, Front Yard, Gentle Sloping, Landscaped, Sprinklers Automatic, Trees Large Size
Windows	Blinds, Double Pane Windows
Roof	Metal
Construction	Frame, HardiPlank Type
Foundation	Combination, Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin