

\$1,095,000 - 1168 Waller Street, Austin

MLS® #3533062

\$1,095,000

4 Bedroom, 3.00 Bathroom, 2,298 sqft
Residential on 0.11 Acres

Division B, Austin, TX

Incredible east Austin home truly walkable to UT and downtown. Just take a look at the map and you'll see that you're an easy walk from just about everything. Brunch at Paperboy is the best in town, Franklin, Lazarus, Quickie Pickie, Fleet for coffee, and at least 50 other hotspots within walking distance. Close to Downtown, UT, and access to highway BUT tucked into one of the most walkable neighborhoods in town. The social spaces at Waller are generous and feel so good with the light beaming throughout the house. The front AND back of the home feature large screened-in porches that feel like rooms of their own and the perfect spot to sit and watch the world go by. The flexible space 4th bedroom downstairs has been used as a private AirBnB apartment (separate entrance, kitchenette, and bathroom) It easily fetches \$2000 a month and even higher during peak months! The sellers racked in over \$26,000 each year for it! Or, it also makes the perfect spot for your out-of-town guests or in-laws. The kitchen has been updated with beautiful quartz countertops and backsplash and fresh paint throughout the home. The primary bedroom upstairs is massive and has vaulted ceilings. It's the perfect perched spot to escape to. Upstairs also has a 2nd living area or flex space. Recent HVAC, roof, smart thermostats and more! Don't forget to check out the shed--Updated with house-grade construction materials so that it could easily be turned into an art studio or writing retreat! This



one is truly special. Move right in and make it yours!**Up to \$6,200 in lender-paid closing costs available if your buyer uses Jori Stern at LoanPeople for financing. This is not a seller concession, but rather an available lender credit tied to that lender**

Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	3533062
List Price	\$1,095,000
Sale Price	\$1,030,000
Sale Date	June 10th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,298
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1168 Waller Street
Subdivision	Division B
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Curbs, Park, Street Lights, Sidewalks
Parking	Driveway, Off Street
View	Neighborhood

Waterfront None

Interior

Interior Concrete, Tile, Wood

Appliances Dishwasher, Gas Cooktop, Gas Oven, Microwave, Oven

Heating Central, Fireplace(s)

Cooling Central Air, Ceiling Fan(s), Wall/Window Unit(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room

of Stories 2

Stories Two

Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Level, Private, Near Public Transit

Windows Double Pane Windows, Screens, Window Treatments

Roof Composition, Shingle

Construction HardiPlank Type

Foundation Slab

School Information

District Austin ISD

Elementary Blackshear

Middle Kealing

High Eastside Early College