

# \$1,100 - 3204 Menchaca Road 408, Austin

MLS® #7561268

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**\$1,100**

2 Bedroom, 1.00 Bathroom, 620 sqft

Rental on 0.04 Acres

Ivy 78704 Condo Amd The, Austin, TX

Welcome to your urban oasis in the heart of South Austin! This recently updated condo at 3204 Menchaca Road Unit 408 offers a perfect blend of modern comforts and convenience.

Step inside to discover the elegant combination of bamboo and travertine flooring, complemented by plush new carpets in the bedrooms, creating a warm and inviting atmosphere throughout. Fresh designer paint breathes new life into every corner, setting the stage for your personal style to shine. This condo unit awaits you starting May 1st, ensuring a seamless transition to your new home sweet home. Nestled within a quiet gated community, enjoy the peace of mind and security you deserve. Take a refreshing dip in the community pool or enjoy leisurely strolls through the expansive lawn, perfect for dog walking or a game of fetch. Plus, a dedicated dog park means your furry friend can enjoy the outdoors too! Experience the vibrant lifestyle of Austin with ease, as this prime location puts you within walking distance of popular restaurants, bars, and all the eclectic amenities that make this city so beloved.

Forget the hassle of street parking â€” this condo includes two reserved parking spaces for your convenience. Stay connected with lightning-fast Google Fiber internet access, ensuring you're always up to speed.

Practicality meets luxury with included appliances such as a refrigerator, washer, and dryer, making daily life a breeze. Tenants will be required to sign up for the new Resident



Perks Program at \$25/mo per household.

Built in 1985

**Essential Information**

ListingFeed	abor_vow
MLS® #	7561268
List Price	\$1,100
Sale Price	\$1,100
Sale Date	July 15th, 2024
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.04
Year Built	1985
Type	Rental
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	3204 Menchaca Road 408
Subdivision	Ivy 78704 Condo Amd The
City	Austin
County	Travis
State	TX
Zip Code	78704

**Amenities**

Utilities	Electricity Available
Features	Dog Park, Gated, Pool
Parking	Gated, Open
View	Park/Greenbelt
Waterfront	None

**Interior**

Interior	Bamboo
Appliances	Built-In Oven, Convection Oven, Dryer, Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator, Washer

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	None
Lot Description	Sprinklers Automatic
Windows	Blinds, Drapes
Roof	Composition
Construction	Brick Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett