

# \$1,150,000 - 1318 Newning Avenue A, Austin

MLS® #8647750

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## \$1,150,000

3 Bedroom, 3.00 Bathroom, 2,299 sqft  
Residential on 0.20 Acres

Fairview Commons Condo Amd, Austin, TX

Located in the heart of Travis Heights, on a tree-lined street, this 2-story free-standing condo has beautiful landscaping and stunning curb appeal. The covered front porch welcomes you into an inviting living and dining area, featuring a cozy fireplace and wood floors. The kitchen, perfect for entertaining, has timeless cabinetry, slate flooring, a tile backsplash, pantry, quartz countertops and stainless steel appliances including a space-saving counter-depth refrigerator. A private office and powder room provide convenience on the first floor.

Upstairs, the primary suite offers two walk-in closets and a luxurious bath with a double vanity and separate tub and shower. Two additional bedrooms, a den and a utility room offer ample space for living and storage. Enjoy 3 outdoor living spaces including the wrap-around front porch plus two covered balconies on the second floor. Additional features include a two-car garage with storage, an electric car charger, guest parking in the driveway, Google Fiber and lock-and-leave living with HOA maintained landscaping & exterior maintenance. Enjoy the convenience of walking to parks, pools, Lady Bird Lake, downtown Austin and the restaurants, shopping and entertainment on South Congress Avenue. This property offers the perfect blend of comfort, convenience and luxury living on one of Austin's most coveted neighborhoods.



Built in 2005

## Essential Information

ListingFeed	abor_vow
MLS® #	8647750
List Price	\$1,150,000
Sale Price	\$1,135,000
Sale Date	May 29th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,299
Acres	0.20
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	1318 Newning Avenue A
Subdivision	Fairview Commons Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Door-Single, Driveway, Garage, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Oven, Gas Range, Gas Water Heater, Tankless Water Heater, Washer
Heating	Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony
Lot Description	Sloped Down, Sprinklers In Front, Landscaped, Rolling Slope, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Double Pane Windows, Screens, Window Coverings, Window Treatments
Roof	Composition, Metal, Shingle
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis