



For Sale on Market

**\$699,000**

Call (512) 663-3631 Today!

## RESIDENTIAL SINGLE FAMILY, 2 BEDS, 1 FULL BATH(S)

Amazing development opportunity in Central Austin's sought-after Shoalmont neighborhood! Classic 1940's bungalow set on a deep .203-acre lot, this property is ready for its next chapter and offers the ideal canvas to build your dream home. The unbeatable location is truly walkable and puts you near neighborhood favorites like Fonda San Miguel, Epicerie, La Mancha, and Pinthouse Pizza, with Ramsey Park & Pool, Central Market, and Burnet Road shops just minutes away. Zoned to highly regarded Austin ISD schools - Highland Park Elementary, Lamar Middle, and McCallum High - this is a rare chance to create a private, spacious retreat with convenience and limitless potential in the heart of Austin.

### GENERAL DESCRIPTION

**Subdivision:** Shoalmont Add Resub

**Property Type:** Residential Single Family

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

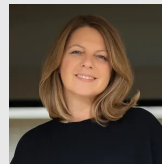
**Garage:** 1

**Year Built:** 1948

**Building Sqft:** 1,018 / Public Records

**Lotsize:** 8,830

**MLS# / Area:** ABORTX-1812060



Get in touch  
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Visit <https://www.har.com/ABORTX-1812060> for more information