



Under Contract - Option Pending on Market

**\$319,000**

Call 7138840322 Today!

## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Discover the perfect balance of freedom and value at 606 Splitrock, a meticulously maintained residence in the heart of Brushy Creek featuring a low tax rate and the rare advantage of no HOA. The interior welcomes you with a freshly painted palette and durable vinyl flooring installed in July 2022, centered by a classic fireplace that serves as a warm focal point for the main living area. Significant investments in the home's infrastructure offer lasting peace of mind, including a 30-year Tamko Heritage shingle roof installed in October 2023, eight premium Renewal by Andersen windows from March 2014, full gutters added in May 2021, and the modern efficiency of natural gas. Situated within the award-winning Round Rock ISD just around the corner from Brushy Creek Elementary School, this home is perfectly positioned for daily convenience and recreation, located only 1.8 miles from HEB, 2.2 miles from St. David's Round Rock Medical Center, and nearby the expansive green spaces of Brushy Creek Lake Park and Friendly Oaks Park. Combining essential high-ticket upgrades with a prime location near top-tier schools and community amenities, this property is truly move-in ready.

### GENERAL DESCRIPTION

**Subdivision:** Brushy Creek Sec 02

**Property Type:** Residential Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

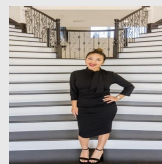
**Garage:** 2

**Year Built:** 1982

**Building Sqft:** 1,529 / Public Records

**Lotsize:** 11,095

**MLS# / Area:** ABORTX-8641802



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
Keller Williams Realty Lone St

606 Splitrock St, Round Rock, TX 78681

Visit <https://www.har.com/ABORTX-8641802> for more information