

\$574,000 - 1701 Simond Avenue 312, Austin

MLS® #1434670

\$574,000

2 Bedroom, 2.00 Bathroom, 1,131 sqft
Residential on 0.01 Acres

Parkside/Mueller Condos, Austin, TX

Stylish and modern 2BD/2BA condo in the coveted Parkside Mueller Residences, perfectly positioned in the vibrant Aldrich Street district and across from the scenic Mueller Lake Park. Experience the ease of low-maintenance living in one of Austin's most sought after and walkable communities—just steps to green spaces, hike-and-bike trails, H-E-B, Alamo Drafthouse, local eateries, and the beloved weekly farmers market. This bright and airy unit features an open-concept floorplan with a beautifully appointed kitchen, complete with stainless steel appliances, sleek cabinetry, and an oversized island ideal for entertaining. Thoughtfully designed with privacy in mind, the bedrooms are situated on opposite sides of the home. The spacious primary suite includes dual vanities, a walk-in shower, and generous closet space. Enjoy your morning coffee or evening unwind on a private balcony with views of the community. Premium amenities include a resort-style pool with cabanas, rooftop deck with outdoor kitchen and downtown views, state-of-the-art fitness and cardio studios, co-working lounge, smart parcel lockers, and more. Unbeatable location—10 minutes to Downtown, 5 minutes to UT and major hospitals, and just 20 minutes to Austin-Bergstrom Airport.

Built in 2024

Essential Information



MLS® #	1434670
Price	\$574,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	1701 Simond Avenue 312
Area	3
Subdivision	Parkside/Mueller Condos
City	Austin
County	Travis
State	TX
Zip Code	78723

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Sewer Connected, Underground Utilities, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Courtyard, Fitness Center, Gated, Internet Access, Pet Amenities, Park, Pool, Bicycle Storage, Conference/Meeting Room, Property Manager On-Site
Parking	Garage, Gated, Off Street, Assigned
Garage Spaces	2
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Vinyl
Appliances	Dryer, Dishwasher, Free-Standing Electric Oven, Disposal, Microwave, Refrigerator, Washer
Heating	Central
# of Stories	1

Stories One

Exterior

Exterior Features Balcony
Lot Description Level
Roof Membrane
Construction Blown-In Insulation, Frame, Stucco
Foundation Slab

School Information

District Austin ISD
Elementary Blanton
Middle Lamar (Austin ISD)
High Northeast Early College

Additional Information

Date Listed July 31st, 2025
Days on Market 97

Listing Details

Listing Office Compass RE Texas, LLC

Property Listed by: Compass RE Texas, LLC
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