# \$799,900 - 1604 Nash Avenue B, Austin

MLS® #1978080

## \$799,900

2 Bedroom, 3.00 Bathroom, 885 sqft Residential on 0.08 Acres

Zilker - 1604 Nash Avenue Condominiums, Austin, TX

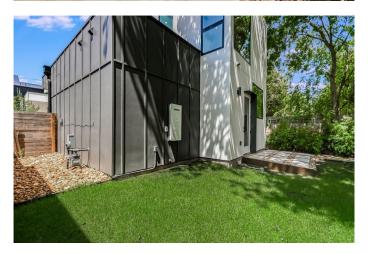
Gorgeous build by Sett Studio in the heart of 78704 Zilker.

Beautiful home set on a quiet interior street, in the coveted 78704 Zilker neighborhood, 1604 Nash Ave., Unit B is where contemporary meets comfort. Enjoy the Austin experience minutes from downtown and walkability to South Lamar restaurants and coffee shops. Built by Sett Studio, this 2 bed, 2.5 bath home has been thoughtfully designed for open-concept living and entertaining with timeless style and high-end finishes. Ten-foot ceilings- main level, large windows, and a neutral color palette make the living, dining, and kitchen feel bright and open. The kitchen features a large breakfast island, leatherized granite countertops, Bosch appliances, an integrated refrigerator, and pantry/storage space. It is perfect for preparing a meal while friends gather around the large center island or relax in the living room. Upstairs, two bedrooms with ensuite baths and walk-in closets offer a private space for both owners and guests. In the primary bedroom, you will find gorgeous large windows and a skylight. The backyard is perfect for gardening, barbecuing, or just relaxing on a sunny day. Highly sought after Zilker Elementary - rates 9/10 on Greatschools.org!

\*Buyer to independently verify all information including but not limited to taxes, sqft, lot size, schools, restrictions, city of Austin STR rules,







etc. Greatschools ratings subject to change. Tax estimate is taking 2025 tax assessment x 2024 tax rate (2025 tax rates are not out yet). Curtains in the living room are the tenant's and excluded.

#### Built in 2023

## **Essential Information**

MLS® # 1978080 Price \$799,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 885
Acres 0.08
Year Built 2023

Type Residential

Sub-Type Single Family Residence

Status Active

# **Community Information**

Address 1604 Nash Avenue B

Area 7

Subdivision Zilker - 1604 Nash Avenue Condominiums

City Austin
County Travis
State TX
Zip Code 78704

## **Amenities**

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer

Connected, Underground Utilities, Water Connected

Features Internet Access, Playground, Park, Restaurant, Trails/Paths

Parking Attached, Garage, Garage Door Opener, Electric Vehicle Charging

Station(s)

Garage Spaces 1

Garages Garage Door Opener

View None Waterfront None

#### Interior

Interior Tile, Wood

Appliances Built-In Gas Range, Dishwasher, Exhaust Fan, Disposal, Microwave,

Refrigerator, Stainless Steel Appliance(s)

Heating Central

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features Lighting, Private Yard, Rain Gutters

Lot Description Back Yard, Interior Lot, Landscaped, Native Plants, Private, Sprinklers In

Ground

Roof Metal
Construction Stucco
Foundation Slab

## **School Information**

District Austin ISD

Elementary Zilker

Middle O Henry

High Austin

#### Additional Information

Date Listed August 21st, 2025

Days on Market 54

# **Listing Details**

Listing Office The Leaders Realty, LLC

Property Listed by: The Leaders Realty, LLCListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of October 14th, 2025 at 4:37pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. § 512 (the "DMCA―) provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

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