

# \$429,000 - 1322 E 12th Street 305, Austin

MLS® #2230760

**\$429,000**

1 Bedroom, 1.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Angelina+12th Condominiums, Austin, TX

**\$9000 BUYER INCENTIVE OFFERED +  
LAST PRICE DROP - REMOVING FROM  
MARKET IF NOT SOLD IN OCTOBER. Now is  
the time to act.**

With full priced offer seller will pay for  
permanent rate buy down from 6.624% to  
5.99% for full 30 year term OR 2-1 buy-down  
Rate would reduced from 6.624% to 4.624%  
for year one, 5.624% year two and revert to  
6.624% for remaining 28 years of term. \$9000  
cost

This stunning East Austin condo is one of the  
largest single-story one-bedroom units  
available and is packed with premium features  
and thoughtful design. Soaring 11-foot  
ceilings, expansive floor-to-ceiling windows,  
and a covered balcony fill the space with  
natural light and create an airy, open feel. The  
flexible, open-concept layout is ideal for both  
entertaining and working from home, with wide  
hallways and an oversized bathroom featuring  
a glass walk-in shower and dual vanity. The  
HOA also allows 30+ day leases and up to two  
weeks of short-term rental per year—perfect  
for generating extra income during major  
Austin events like SXSW and ACL. Making this  
unit attractive to investors too.

The condo showcases modern finishes  
throughout, including beautiful hardwood  
floors, quartz countertops, custom cabinetry,  
and high-end stainless steel appliances.



Recent upgrades include a striking Mont Blanc quartzite backsplash imported from Brazil, electric blackout shades in the bedroom, Lutron dimmers with screw-less wall plates on all lighting, and designer light fixtures.

Enjoy the convenience of reserved gated parking and a private patio, plus the benefits of a well-managed HOA that covers all exterior maintenance and insurance.

Located in one of the most walkable and vibrant neighborhoods in the city, this condo has a Walk Score of 86. You're just steps away from some of the city's best restaurants, parks, coffee shops, UT sporting events and more. Views of downtown from balcony and living room windows.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 2230760     |
| Price          | \$429,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,170       |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1322 E 12th Street 305     |
| Area        | 5                          |
| Subdivision | Angelina+12th Condominiums |
| City        | Austin                     |
| County      | Travis                     |

|          |       |
|----------|-------|
| State    | TX    |
| Zip Code | 78702 |

### Amenities

|            |                          |
|------------|--------------------------|
| Utilities  | Electricity Available    |
| Features   | Community Mailbox, Gated |
| Parking    | Assigned, Covered        |
| View       | City                     |
| Waterfront | None                     |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Interior     | Tile, Wood                                                                                         |
| Appliances   | Dishwasher, Gas Cooktop, Disposal, Free-Standing Range, Refrigerator, Stainless Steel Appliance(s) |
| Heating      | Central                                                                                            |
| Fireplaces   | None                                                                                               |
| # of Stories | 1                                                                                                  |
| Stories      | One                                                                                                |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony                                               |
| Lot Description   | Level, Sprinklers Automatic, Trees Medium Size, Alley |
| Roof              | Membrane                                              |
| Construction      | Stucco                                                |
| Foundation        | Slab                                                  |

### School Information

|            |                        |
|------------|------------------------|
| District   | Austin ISD             |
| Elementary | Blackshear             |
| Middle     | Kealing                |
| High       | Eastside Early College |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 179              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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