

# \$389,000 - 3606 Lovage Drive, Austin

MLS® #2259798

**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,314 sqft  
Residential on 0.18 Acres

Northwood Sec 06, Austin, TX

Discover this beautifully maintained 3-bed 2-bath home nestled in the highly desirable Northwoods subdivision in the heart of North Austin. Located just minutes from the best of Austin, this move-in ready home is perfect for those seeking comfort, convenience, and the ideal location.

Key Features:

- Spacious 3 Bedrooms & 2 Bathrooms
- Recently Painted (Inside & Out)
- Gas Range/Oven, Gas Water Heater, and Gas Heat – perfect for energy efficiency
- Expansive Backyard-mature oaks and large deck, offering endless possibilities to create your own backyard oasis
- Well-Established Neighborhood with NO HOA fees!
- Easy Access to Mopac and Parmer Lane – quick commute times to anywhere in the city
- Move-in Ready – Freshly painted and awaiting its new owner!
- Roof recently replaced!

Prime Location:

- Only 5 minutes to The Domain – Austin's premier shopping, dining, and entertainment destination
- Quick Access to MetroRail, making downtown Austin a breeze to reach
- Just 1.5 miles from the Apple campus, putting you right in the tech hub of the city
- Close proximity to the Q2 Soccer Stadium,



offering plenty of entertainment options

- â€¢ Outdoor lovers will appreciate the nearby Balcones District Park, featuring scenic trails, tennis courts, and a community pool
- â€¢ Walnut Creek Park is close by, offering over 300 acres of trails, picnicking areas, and recreational spaces
- â€¢ A short drive to the Austin Business Tech Corridor, providing quick access to major employers

Additional Benefits:

- â€¢ Nestled in a serene and peaceful community with mature trees and a friendly vibe
- â€¢ Super convenient for commuters and those who love the outdoors, with parks, trails, and major routes just minutes away

A quiet, established neighborhood combined with unmatched access to Austinâ€™s tech scene and outdoor activities, this home offers the best of both worlds. Donâ€™t miss out on the opportunity to own this charming home in one of Austinâ€™s most sought-after locations!

Built in 1982

Essential Information

MLS® #	2259798
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,314
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	3606 Lovage Drive
Area	N
Subdivision	Northwood Sec 06
City	Austin
County	Travis
State	TX
Zip Code	78727

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available, High Speed Internet Available, Natural Gas Connected, Phone Available, Underground Utilities
Features	Community Mailbox, Curbs, Internet Access, Sidewalks
Parking	Driveway, Garage, Attached, Concrete, Door-Single, Garage Door Opener, Garage Faces Front
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Masonry, Raised Hearth, Stone, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Level, Private, Trees Large Size
Roof	Shingle, Composition
Construction	Stone, Concrete, Frame, Masonry, Wood Siding
Foundation	Slab

**School Information**

District	Austin ISD
Elementary	Summitt
Middle	Murchison
High	Anderson

**Additional Information**

Date Listed	November 8th, 2024
Days on Market	208

**Listing Details**

Listing Office	Sky Realty
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