

\$379,000 - 9707 Anderson Mill Road 1, Austin

MLS® #2720527

\$379,000

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Residential on 0.05 Acres

Arboretum Park Residential Sub Condo,
Austin, TX

This rare free-standing condo in Arboretum Park offers the perfect live/work setup in a charming gated community of just 32 homes. Designed with versatility in mind, one of the bedrooms includes its own exterior door, built-in desk, and separate driveway, creating a private entrance for a home office, guest suite, or creative studio.

Flooded with natural light, the open layout features 2 bedrooms plus an office, no carpet, and an updated kitchen with under-cabinet lighting, a stainless steel vent hood, and pull-out shelving in the cabinets. Enjoy outdoor living with a private gated patio and fenced backyard, both fully maintained by the HOA. Additional highlights include a one-car garage, a 2.5-year-old roof, and a 4-Star Austin Green Building rating.

The location is a major draw, as you're minutes from major employers including Apple and Dell Children's, the Metrorail park and ride, and The Domain. The home is zoned to highly rated schools like Spicewood, Canyon Vista, and Westwood. Strong school districts are known to support long-term resale value, making this an attractive option for both personal use and investment.

Set at the front of the community for easy access, this home also boasts a "Very Walkable" score, with Starbucks, Half Price



Books, restaurants, parks, and the Austin Aquarium just around the corner. Lake Travis, Hill Country trails, and outdoor recreation are only a short drive away. A stylish, low-maintenance property in an adorable community that makes everyday life both convenient and connected.

Built in 2009

Essential Information

MLS® #	2720527
Price	\$379,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,302
Acres	0.05
Year Built	2009
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	9707 Anderson Mill Road 1
Area	NW
Subdivision	Arboretum Park Residential Sub Condo
City	Austin
County	Williamson
State	TX
Zip Code	78750

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Community Mailbox, Gated
Parking	Attached, Garage
Garage Spaces	1
View	None
Waterfront	None

Interior

Interior	Tile
Appliances	Dishwasher, Electric Range, Microwave
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	No Exterior Steps
Lot Description	Corner Lot
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Spicewood
Middle	Canyon Vista
High	Westwood

Additional Information

Date Listed	September 26th, 2025
Days on Market	18

Listing Details

Listing Office	Compass RE Texas, LLC
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