

# \$300,000 - 1601 Miriam Avenue 216, Austin

MLS® #4866447

## \$300,000

1 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.05 Acres

Chestnut Commons, Austin, TX

Welcome to 1601 Miriam Ave Unit 216 – one of the lowest-priced opportunities in one of East Austin’s most sought-after neighborhoods: Chestnut. This 1-bedroom, 1-bathroom corner unit is perfect for anyone who wants unbeatable walkability, a vibrant food and nightlife scene, and peaceful, tree-lined streets – all just minutes from downtown Austin.

Step outside your front door and walk to Manor Road’s top-rated hot spots, including The Salty Sow, Este, Patrizia’s, Vic & Al’s, and Haymaker. You’re also just blocks from Sour Duck, Nixta Taqueria, and mere feet from the scenic Boggy Creek Greenbelt Trail – perfect for morning runs, dog walks, or biking down to Webberville Road’s eclectic bars, food trucks, and coffee shops.

Inside, you’ll love the granite countertops, stylish stone backsplash, and hardwood floors in the living area. This unit includes a private garage, rare at this price point in such a central location. The condo is tucked into the well-maintained Chestnut Commons community, offering a corner-lot setting with added privacy and charm.

Commuting is a breeze with the MLK MetroRail Station just a 2-minute walk away, connecting you directly to Q2 Stadium for Austin FC games, or downtown for work and



play. Plus, you're just:

6 minutes to East 6th Street

10 minutes to downtown

15 minutes to Barton Springs and Zilker Park

Whether youâ€™re a first-time homebuyer, a busy professional, or looking for an investment in one of Austinâ€™s most dynamic neighborhoods, this home is the perfect blend of location, lifestyle, and value.

Don't miss your chance to own in Chestnut â€” schedule a tour today!

Built in 2008

**Essential Information**

MLS® #	4866447
Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	0.05
Year Built	2008
Type	Residential
Sub-Type	Condominium
Status	Active

**Community Information**

Address	1601 Miriam Avenue 216
Area	5
Subdivision	Chestnut Commons
City	Austin
County	Travis
State	TX
Zip Code	78702

## Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Attached, Garage, See Remarks
Garage Spaces	1
View	Park/Greenbelt
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

## Exterior

Exterior Features	None
Lot Description	None
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum

## Additional Information

Date Listed	July 9th, 2025
Days on Market	97

## Listing Details

Listing Office	Realty of America, LLC
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