

# \$425,000 - 2301 Lawnmont Avenue 5, Austin

MLS® #5049440

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.03 Acres

Heritage Square Condo, Austin, TX

Wonderful ground level unit in the premier central Austin neighborhood of Rosedale. Located close to trendy Burnet Road shopping & restaurants, this two-bedroom two bathroom unit provides spacious bedrooms, fabulous upgraded kitchen, open floor plan, saltillo tile , a fireplace and great natural light. Features include -bathroom floor and vanity tile replaced 2025, recent appliances 2023, fridge, dishwasher, range, microwave/fan (extended warranties), washer & dryer replaced approx 2022, Lennox HVAC, maintained bi-annually by Stanâ€™s (4/8/2025),four ceiling fans, butcher block kitchen island, recent commercial style kitchen faucet (2024), plantation shutters in kitchen/dining area, water heater replaced and re-plumbed 2023. All water and gas lines tested by master plumber 2025. The condo is close to bus line and great for a student and/or roommate plan.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 5049440   |
| Price          | \$425,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,174     |
| Acres          | 0.03      |
| Year Built     | 1982      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Condominium |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2301 Lawnmont Avenue 5 |
| Area        | 4                      |
| Subdivision | Heritage Square Condo  |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78756                  |

### Amenities

|               |                                                                                                                                |
|---------------|--------------------------------------------------------------------------------------------------------------------------------|
| Utilities     | Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected |
| Features      | Courtyard                                                                                                                      |
| Parking       | Alley Access, Carport, Covered, Valet                                                                                          |
| Garage Spaces | 1                                                                                                                              |
| View          | Garden                                                                                                                         |
| Waterfront    | None                                                                                                                           |

### Interior

|                 |                                                                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Carpet, Terrazzo, Tile, Wood                                                                                                                                                                                        |
| Appliances      | Built-In Electric Oven, Built-In Electric Range, Built-In Refrigerator, Cooktop, Dryer, Dishwasher, Electric Oven, Electric Water Heater, Free-Standing Refrigerator, Built-In Freezer, Disposal, Microwave, Washer |
| Heating         | Central                                                                                                                                                                                                             |
| Fireplace       | Yes                                                                                                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                                                                                                   |
| Fireplaces      | Family Room                                                                                                                                                                                                         |
| # of Stories    | 1                                                                                                                                                                                                                   |
| Stories         | One                                                                                                                                                                                                                 |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Uncovered Courtyard     |
| Lot Description   | Alley, Trees Large Size |
| Roof              | Composition             |

|              |         |
|--------------|---------|
| Construction | Masonry |
| Foundation   | Slab    |

School Information

|            |                    |
|------------|--------------------|
| District   | Austin ISD         |
| Elementary | Highland Park      |
| Middle     | Lamar (Austin ISD) |
| High       | McCallum           |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 192              |

Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Austin Fine Properties LLC |
|----------------|----------------------------|

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