

# \$194,900 - 2401 Manor Road 232, Austin

MLS® #6438285

**\$194,900**

1 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.02 Acres

East University Place Condos, Austin, TX

A BIG price drop AND an extremely well cared for "close-in" condo! No popcorn ceilings; retextured walls; modern style baseboards; crown molding; newer hard floors throughout AND an AC system (air handler and condenser) replaced in 2023! Owner has invested approximately \$15,000 in updating and remodeling. One of the "nicest units" in the complex, and List Price is lower than the Sale Price of any unit sold in the complex in over 4 years!

Great one bedroom unit, in a gated community, blocks from the University of Texas. Minutes from downtown and located on the section of Manor with a myriad of entertainment options. Within a 10 minute walk from the unit there are 10 different restaurants, 6 bars, 3 coffee shops, even including the local Vortex theatre venue just across the road.

With the perfect mix of location, security, and affordability, this condo represents great value and convenience in the middle of one of Austin's great little communities. This unit was described by the property handyman/tradesman as "the nicest unit he's seen in the complex"!

The unit offers an open and flexible floor plan with your private bedroom separate from the primary living area. Galley kitchen with black granite countertops, stainless appliances



(including dishwasher, gas range, microwave and upgraded refrigerator) all convey. Eat at the breakfast bar or you can include a dining area as part of your very flexible living set-up.

The bedroom is spacious enough to accommodate a king bed and includes a walk-in closet.

Attractive bathroom with modern style tiling and vanity.

Unit faces the quiet courtyard, gazebo and picnic/grill areas, away from the popular pool area.

Gated parking spot is available and additional off-street parking, for guests and visitors, is located by the side of the complex.

Less than 1 block from the UT shuttle and other bus routes.

Refrigerator and washer/dryer convey.

Move in, Relax and Enjoy!

Built in 1963

### **Essential Information**

MLS® #	6438285
Price	\$194,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	700
Acres	0.02
Year Built	1963
Type	Residential
Sub-Type	Condominium
Status	Active

## Community Information

Address	2401 Manor Road 232
Area	3
Subdivision	East University Place Condos
City	Austin
County	Travis
State	TX
Zip Code	78722

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Community Mailbox, Courtyard, Gated, Park, Pool, Street Lights
Parking	Assigned, Gated, Off Street, Parking Lot, Permit Required
Waterfront	None

## Interior

Interior	Laminate
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer/Dryer Stacked
Heating	Central, Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Outdoor Grill, Uncovered Courtyard
Lot Description	Landscaped, Near Public Transit
Roof	Tar/Gravel
Construction	Masonry
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum

## Additional Information

Date Listed	April 25th, 2025
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Days on Market      130

**Listing Details**

Listing Office              Select Austin Real Estate

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