

# \$648,000 - 5604 Overbrook Drive, Austin

MLS® #6536946

**\$648,000**

3 Bedroom, 2.00 Bathroom, 1,544 sqft  
Residential on 0.20 Acres

Manor Hills Sec 03, Austin, TX

This property comes with a pre-negotiated rate buydown, reducing the buyer's interest rate by 1% or greater. 5.5% Interest Rate!! Buyer is not obligated to use Scottie Campbell of Waymaker Mortgage to have offer accepted however must use Scottie Campbell to receive the Interest Rate Relief. Other buydown options available such as 1/1, 1/0 and permanent buy down based on buyer's qualifying factors. The Waymaker Mortgage Team can issue loan approvals in as little as 5 days and close in 10. Restrictions apply. Scottie Campbell NMLS 1610726. Use this link to review the payment reduction package: <https://mcedge.tv/j5n807>

Experience modern living in the heart of East Austin with this fully permitted and completely remodeled 3-bedroom, 2-bathroom home. Designed with care and intention, 5604 Overbrook Dr features a thoughtfully reimagined open-concept floorplan with designer finishes and curated touches throughout.

The expansive living and kitchen area is flooded with natural light and showcases a custom slatted wood accent wall, electric fireplace, and sleek lighting fixtures. The chef's kitchen is a true standout with a striking quartz waterfall island, full-height backsplash, soft-close cabinetry, and high end hardware throughout, creating the perfect space to cook, gather, and entertain!

The Expansive Primary Bedroom is beautifully



**Below Market Financing**

5604 Overbrook Dr, Austin, TX  
waymakermortgage

	Current Price	Price Relief	Rate Relief	Price vs Rate
Sales Price:	\$648,000	\$633,000	<b>\$648,000</b>	\$603,392
Down Pymt %:	12.878%	13.383%	12.878%	13.830%
Loan Amount:	\$564,550	\$549,550	\$564,550	\$519,942
Rate:	5.990%	5.990%	5.240%	5.990%
APR %:	+6.314%	+6.312%	+5.538%	+6.327%
Term: (months):	360	360	360	360
Cash To Close:	\$107,813.11	\$107,426.19	\$107,439.11	\$107,057.22
Total Mo. Pymt:	\$4,791.48	\$4,691.67	\$4,524.20	\$4,524.32
Income to Qualify:	\$0	\$0	\$0	\$0
Monthly Savings:	\$0.00	\$99.81	<b>\$287.28</b>	\$287.16

\$250+ Monthly Savings with Preferred Lender

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appointed with high end LVP, floating dual vanities, stylish fixtures, includes a custom walk-in shower and abundant natural light.

Enjoy a private and oversized backyard enclosed by a newly installed horizontal cedar fence. Fresh landscaping, full sod, and mature trees create a tranquil setting, while a custom-built carport and modern facade enhance the home’s impressive curb appeal.

Situated on a quiet street in East Austin, this turnkey property offers convenient access to Mueller, Springdale General, Downtown, and some of the city's most vibrant food, retail, and entertainment hubs. No detail was overlooked has been overlooked!

Built in 1955

**Essential Information**

MLS® #	6536946
Price	\$648,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,544
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	5604 Overbrook Drive
Area	3
Subdivision	Manor Hills Sec 03
City	Austin
County	Travis
State	TX

Zip Code	78723
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### **Amenities**

Utilities	None
Features	None
Parking	Attached Carport
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Vinyl
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Wine Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Composition
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Pecan Springs
Middle	Martin
High	Northeast Early College

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	117

### **Listing Details**

Listing Office	eXp Realty, LLC
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