

\$380,000 - 6308 Shadow Bend, Austin

MLS® #6898941

\$380,000

3 Bedroom, 2.00 Bathroom, 1,560 sqft
Residential on 0.19 Acres

Sweetbriar Village, Austin, TX

Price adjusted to match current market conditions! Welcome to this updated 2-bedroom, 2-bath gem located in a peaceful South Austin neighborhood, just minutes from all the action—Downtown Austin, Lady Bird Lake, McKinney Falls State Park and iconic South Congress. One mile to public transit!

Step inside to find granite floors throughout (no carpet!), fresh interior paint, and a brand-new HVAC system. The kitchen is well-equipped with granite countertops, a Bosch dishwasher, and brand-new gas stove and refrigerator—all included. Both bathrooms feature modern updates and stylish finishes.

The converted garage adds valuable flexibility—use it as a third bedroom, home office, or creative space. Out back, French doors lead to a covered patio and a private yard with a handy storage shed. The roof was replaced in 2017, adding peace of mind.

Located less than 1.5 miles from the Central Williamson Creek Greenway! Enjoy local favorites just around the corner like Ovenbird Coffee, LeRoy and Lewis BBQ and DK Sushi. Whether you're commuting, dining out, or enjoying the outdoors, this location makes it easy!

Don't miss your chance to own a move-in-ready home in the heart of



78745â€”schedule your showing today!

Built in 1977

Essential Information

MLS® #	6898941
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,560
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	6308 Shadow Bend
Area	10N
Subdivision	Sweetbriar Village
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Concrete
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Free-Standing Gas Oven, Free-Standing Refrigerator, Gas Cooktop
Heating	Natural Gas
Fireplaces	None

# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Level, Few Trees
Roof	Composition
Construction	Clapboard
Foundation	Slab

School Information

District	Austin ISD
Elementary	Pleasant Hill
Middle	Bedichek
High	Crockett

Additional Information

Date Listed	June 26th, 2025
Days on Market	111

Listing Details

Listing Office	Realty of America, LLC
----------------	------------------------

Property Listed by: Realty of America, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 15th, 2025 at 5:35pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 15th, 2025 at 5:35pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 15th, 2025 at 5:35pm CDT