

\$649,000 - 2306 Loyola Lane, Austin

MLS® #7030892

\$649,000

3 Bedroom, 2.00 Bathroom, 2,256 sqft

Residential on 0.31 Acres

University Hills Sec 02 Ph 03, Austin, TX

Welcome to 2306 Loyola Lane – a beautifully refreshed mid-century gem located in a serene and hilly pocket of University Hills. Exquisitely designed and thoughtfully updated, you'll enjoy a peaceful and stylish quality of life. Step inside to a wide open layout bathed in natural light. A true mid-century vibe is alive in the clean lines, warm textures, and airy ambiance, complemented by massive updates that will grant you the peace of mind that you are buying a quality structure. All of the major systems have been completely replaced: the first half of 2025 brought a new roof and gutters, installation of perimeter and interior foundation piers, completely replaced drain lines, new garage doors openers, new luxury vinyl plank floors and carpet, and so much more (take a look at the the updates document for details). And the yard... can we just talk about the yard? This is your massive private sanctuary with a sizable patio overlooking a gently sloping yard that leads to a dry creek. It's a blank canvas for green thumbs and nature lovers. Don't miss this opportunity to own a stylish, move-in ready home with room to breathe and grow.

Built in 1963

Essential Information

MLS® #	7030892
Price	\$649,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,256
Acres	0.31
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2306 Loyola Lane
Area	3
Subdivision	University Hills Sec 02 Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78723

Amenities

Utilities	Above Ground Utilities
Features	Curbs, Playground, Park, Pool, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Free-Standing Range
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Starter, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Trees Large Size, Many Trees, Native Plants, Private, Rolling Slope, Trees Medium Size
Roof	Composition
Construction	Frame, Masonry, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Andrews
Middle	Bertha Sadler Means
High	Northeast Early College

Additional Information

Date Listed	May 29th, 2025
Days on Market	139

Listing Details

Listing Office	Christie's Int'l Real Estate
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