

\$675,000 - 3202 Western Drive, Austin

MLS® #7476605

\$675,000

3 Bedroom, 2.00 Bathroom, 2,116 sqft

Residential on 0.35 Acres

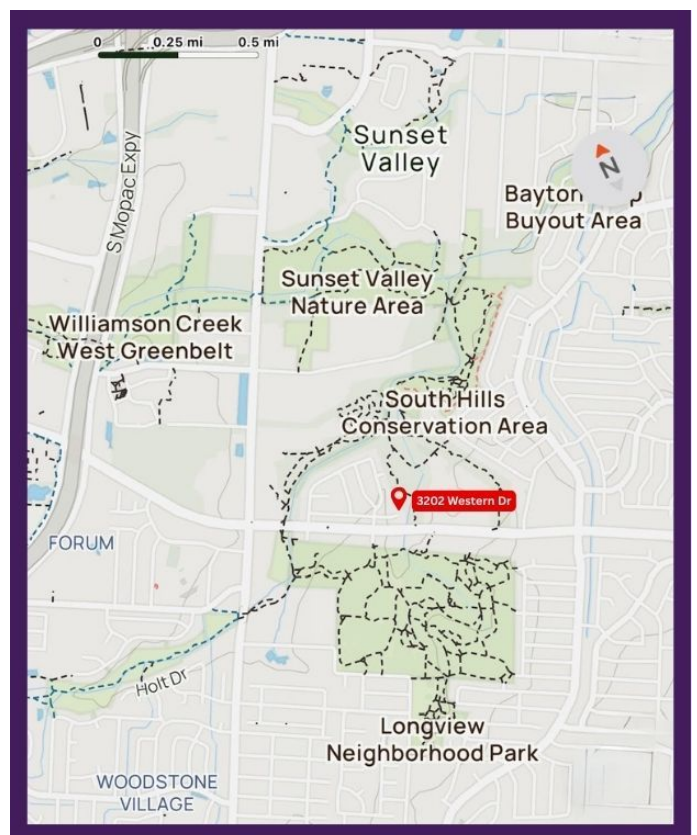
Western Hills At Cherry Creek, Austin, TX

Calling all nature lovers! Welcome to this rare South Austin retreat, where modern living meets nature's doorstep. This 3-bedroom, 2-bath home offers 2,116 sq ft of single-level living on a .35-acre lot with no back neighbors. Step out the back gate and along a short path to tap into miles of hike & bike trails, or unwind in the screened-in porch overlooking the waterscaped backyard rain gardens with wildflowers, fig and pomegranate trees, plus plenty of room to add a pool and/or casita! Inside youâ€™ll find a large updated kitchen, new windows (2025), a brand-new HVAC system (2025), and a 2019 roof to provide peace of mind for years to come. Quick access to Mopac and minutes from shopping, dining, and entertainment in every direction (Sunset Valley, Arbor Trails, etc). Bonus - Nomadic Outpost and the highly anticipated Leona Botanical Cafe & Bar are just around the corner! This home offers the best of South Austin living: spacious nature-filled surroundings, fun city conveniences, and whole lot of potential! See attached docs for survey, list of updates, and additional details. Contact listing agent, Jamie Rigdon, with any questions.

Built in 1980

Essential Information

MLS® #	7476605
Price	\$675,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,116
Acres	0.35
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3202 Western Drive
Area	10N
Subdivision	Western Hills At Cherry Creek
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	None, Curbs
Parking	Attached, Garage Faces Front, Garage
Garage Spaces	2
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log, Stone, Ventless
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, Cul-De-Sac, Level, Moderate Trees, Trees Medium Size, Backs to Greenbelt/Park, Pie Shaped Lot
Roof	Composition, Shingle
Construction	Masonry, Stone, Vinyl Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sunset Valley
Middle	Covington
High	Crockett

Additional Information

Date Listed	September 11th, 2025
Days on Market	33

Listing Details

Listing Office	Zilker Properties of Austin
----------------	-----------------------------

Property Listed by: Zilker Properties of AustinListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of October 14th, 2025 at 7:46pm. 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 RealtyThe 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 14th, 2025 at 7:46pm 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 14th, 2025 at 7:46pm CDT