

# \$709,900 - 805 Nile Street, Austin

MLS® #7568832

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.19 Acres

Rosewood Village Sec 08 Amd, Austin, TX

Walkable East Austin living at its best! This 4 bedroom, 3 bath single-level home offers the kind of flexibility that fits all kinds of lifestyles in an unbeatable location; just steps from the Boggy Creek Greenbelt's shaded trails and an easy stroll to neighborhood favorites like Murray's Tavern, Fleet Coffee, and other local spots. With Rosewood baseball fields and the new pickleball courts nearby, there's truly something for everyone right outside your door. Inside, the home offers flexibility for all kinds of lifestyles. Stained concrete floors run throughout, paired with vaulted ceilings and perfectly placed windows that fill the open layout with natural light. The kitchen anchors the main living space with a center island, stainless steel appliances, and a breakfast bar that connects the living areas, perfect for entertaining or casual meals. The primary suite sits at the back with a walk-in closet and ensuite closed off by a stylish barn door. Two secondary bedrooms share a nearby full bath, while a fourth bedroom sits on the opposite side with its own entrance and another full bath, an ideal setup for a home studio, office, workout room, or multi-gen living. Outside, a large deck with a steel pergola creates an outdoor hangout spot, with plenty of yard space for play or pets. All around you, East Austin hums with energy, murals, food trucks, live music, and a thriving art scene; while UT, the Capitol, and downtown are only minutes away. Space, style, and East Austin's energy, all in one



address.

Built in 1985

**Essential Information**

MLS® #	7568832
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.19
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	805 Nile Street
Area	5
Subdivision	Rosewood Village Sec 08 Amd
City	Austin
County	Travis
State	TX
Zip Code	78702

**Amenities**

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Sport Court(s), Sidewalks, Trails/Paths, Curbs
Parking	Driveway, Outside, Tandem
View	None
Waterfront	None

**Interior**

Interior	Carpet Free, Concrete
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Oven, Microwave, Stainless Steel Appliance(s)
Heating	Central

# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Trees Medium Size, Xeriscape
Roof	Composition, Shingle
Construction	Masonry, Stone, Wood Siding
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Oak Springs
Middle	Kealing
High	Eastside Early College

## Additional Information

Date Listed	September 4th, 2025
Days on Market	40

## Listing Details

Listing Office	Waterloo Realty, LLC
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