

\$400,000 - 6009 Cannon Mountain Drive, Austin

MLS® #9332619

\$400,000

3 Bedroom, 2.00 Bathroom, 1,588 sqft
Residential on 0.20 Acres

Village At Western Oaks 06, Austin, TX

Move-in ready and full of character! This well-maintained home in highly desirable Village at Western Oaks features recent upgrades including a recent (June 2025) shingle replacement and roof repairs, fresh interior paint (June 2025), and the just installed (June 2025) carpet throughout. Enjoy a spacious and inviting layout with a sunken living room, ideal for relaxing or entertaining. The primary suite offers private access to the backyard deck, perfect for morning coffee or winding down in the evening.

Located just minutes from major tech employers like Freescale, Motorola, and AMD, this home also offers unbeatable convenience to multiple shopping centers, dining, and entertainment options. Surrounded by excellent public schools, parks, and community pools, you'll also enjoy close proximity to area lakes and golf coursesâ€”making it easy to enjoy both work and play. Don't miss this opportunity to own in one of South Austinâ€™s most established and accessible neighborhoods!



Built in 1983

Essential Information

MLS® #	9332619
Price	\$400,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,588
Acres	0.20
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	6009 Cannon Mountain Drive
Area	SWW
Subdivision	Village At Western Oaks 06
City	Austin
County	Travis
State	TX
Zip Code	78749

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected, Sewer Not Available
Features	Playground, Park, Pool
Parking	None
Garage Spaces	2
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Free-Standing Gas Range
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Trees Medium Size

Roof	Asbestos Shingle, See Remarks
Construction	Brick Veneer, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Patton
Middle	Small
High	Austin

Additional Information

Date Listed	June 26th, 2025
Days on Market	98

Listing Details

Listing Office	Austin Home Source
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