# \$599,000 - 1701 Simond Avenue 304, Austin

MLS® #9562422

# \$599,000

2 Bedroom, 2.00 Bathroom, 1,162 sqft Residential on 0.01 Acres

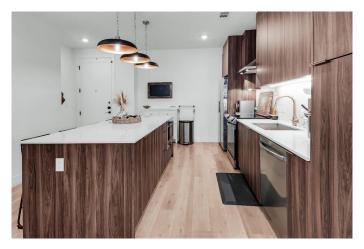
Parkside/Mueller Condos, Austin, TX

Discover the ideal retreat in one of Austin's most walkable and vibrant neighborhoods. Located in Parkside at Mueller, Unit 304 offers a rare blend of privacy, style, and resort-style amenities, perfect for anyone seeking low-maintenance living in the heart of 78723.

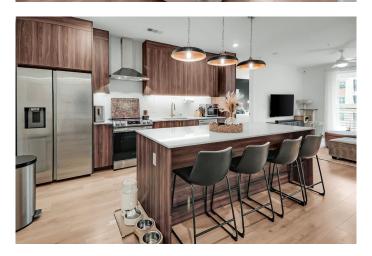
This beautifully updated two-bedroom, two-bathroom condo is thoughtfully designed for both comfort and convenience. The warm color scheme, under-cabinet lighting, and upgraded pendant fixtures create a soft, inviting glow throughout the open-concept living space. The kitchen blends form and function with upgraded cabinetry, a built-in pantry drawer, and a hidden KitchenAid mixer stand.

The spacious primary suite features a custom walk-in closet system, while the guest bedroom includes built-in storageâ€"ideal for visitors, family, or a stylish home office. Additional upgrades include expanded cabinetry in the laundry room and tasteful designer accent walls throughout.

One of the most unique features of this home is its street-facing orientation, providing added privacy and a more residential feel. Two assigned parking spaces are located on the same level as the unit, offering easy access without the need to use an elevator.







Residents of Parkside enjoy a full suite of resort-style amenities, including a sparkling pool with cabanas, an updated fitness center, a welcoming clubhouse, grilling stations, and secure building access. Just across the street is Mueller Lake Park with miles of walking trails, open green space, and a weekly farmers market. You'II be steps from Austin favorites like H-E-B, Alamo Drafthouse, coffee shops, restaurants, and more.

Whether you're downsizing, looking for a second home in Austin, or searching for an easygoing city lifestyle, this home offers the perfect balance of style, simplicity, and connection to everything East Austin has to offer. Unit 304 is more than a condoâ€"it's a lifestyle.

#### Built in 2024

#### **Essential Information**

MLS® # 9562422 Price \$599,000

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,162
Acres 0.01
Year Built 2024

Type Residential Sub-Type Condominium

Status Active

# **Community Information**

Address 1701 Simond Avenue 304

Area 3

Subdivision Parkside/Mueller Condos

City Austin
County Travis

State TX
Zip Code 78723

#### **Amenities**

Utilities Electricity Connected, Sewer Connected, Water Connected

Features Barbecue, Bicycle Storage, Clubhouse, Community Mailbox, Courtyard,

Conference/Meeting Room, Fitness Center, Shopping, Trails/Paths,

Maintenance On-Site, Property Manager On-Site

Parking Assigned, Garage, Off Street, Covered, Electric Vehicle Charging

Station(s), Guest, Gated

Garage Spaces 2

View None Waterfront None

#### Interior

Interior Vinyl

Appliances Dryer, Dishwasher, Electric Range, Free-Standing Electric Oven,

Disposal, Microwave, Plumbed For Ice Maker, Refrigerator, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer,

Washer/Dryer Stacked

Heating Central

# of Stories 1

Stories One

#### **Exterior**

Exterior Features Balcony, Gas Grill, Outdoor Grill

Lot Description None

Roof Membrane

Construction Concrete, Stucco, Cement Siding

Foundation Slab

## **School Information**

District Austin ISD Elementary Blanton

Middle Lamar (Austin ISD)

High Northeast Early College

#### **Additional Information**

Date Listed July 29th, 2025

Days on Market 94

## **Listing Details**

Listing Office Epique Realty LLC

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Listing information last updated on November 5th, 2025 at 1:05pm CST