

# \$795,000 - 2206 Newfield Lane, Austin

MLS® #9564436

**\$795,000**

2 Bedroom, 2.00 Bathroom, 1,900 sqft  
Residential on 0.14 Acres

Enfield G, Austin, TX

As charming as it is practical, this updated 2-bedroom, 2-bathroom home offers a rare mix of flexibility and convenience—all just minutes from downtown Austin. Thoughtfully laid out with mostly one-level living and three distinct living areas, it adapts effortlessly to your lifestyle, whether you're hosting, relaxing, or working from home. Big bonus room!

Tucked just blocks from the elegance of Old Enfield and the vibrant energy of Clarksville, this lock-and-leave gem makes it easy to stay connected to everything Austin has to offer. Skip the car—bike downtown, stroll to neighborhood favorites, or hop onto the Johnson Creek Greenbelt trail just two blocks away for direct access to Austin's best outdoor spaces. Blocks to UT Austin campus. The recently updated kitchen and reimagined primary bath mean you can move right in and start enjoying this low-maintenance, centrally located retreat. Kitchen refrigerator, large smart TV in second living, and washer & dryer all convey.

Built in 1946

## Essential Information

MLS® #	9564436
Price	\$795,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,900
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	2206 Newfield Lane
Area	1B
Subdivision	Enfield G
City	Austin
County	Travis
State	TX
Zip Code	78703

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Detached Carport
View	Neighborhood
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Oven, Refrigerator, Washer
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### Exterior

Exterior Features	Private Yard
Lot Description	Moderate Trees
Roof	Composition

Construction	Wood Siding
Foundation	Pillar/Post/Pier, Slab

## School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin

## Additional Information

Date Listed	June 13th, 2025
Days on Market	124

## Listing Details

Listing Office	Moreland Properties
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