

# For Sale

## 1305 E 6th Street, Unit 7

1305 Lofts - 78702

1131 SF [TCAD] • 1 bed / 1.5 bath

MLS #: 5170344

# Skout<sup>x</sup>

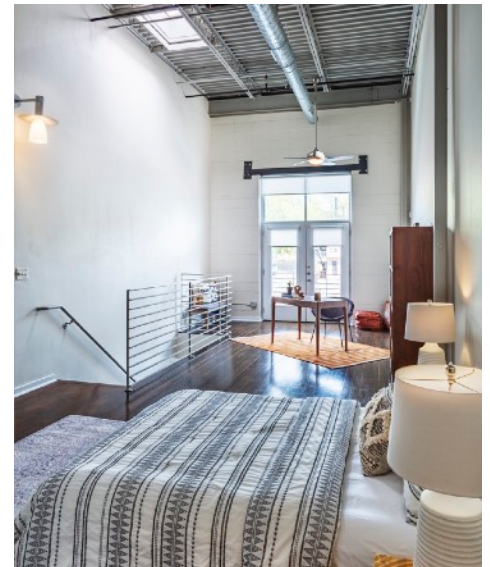
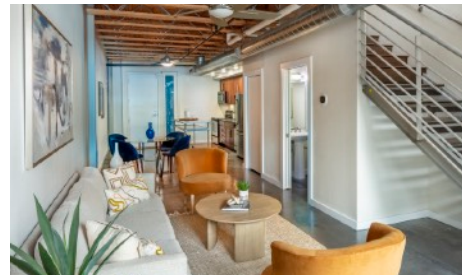
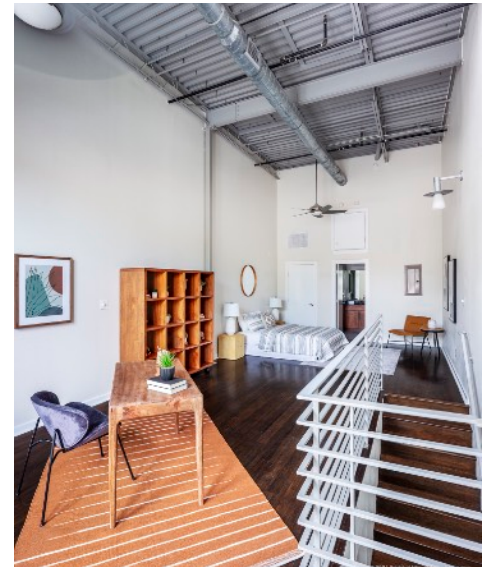
Roland Galang

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Live  
+  
Work



Ideal balance of old and new, **1305 Lofts** are flexible Live+Work spaces that were created using the existing structure of an abandoned warehouse. Built of concrete masonry units and steel, this intimate 14-unit condo community sits in the heart of East 6th Street. **Unit 7** is a two-story townhouse-style walkup that boasts lofty ceilings reminiscent of its industrial roots. Natural light pours in through upper+lower level french doors & a 16-ft high skylight. From its Juliet balcony above, one can soak up the energy of East Sixth Street below. Convenient location: ~0.5 mile to I-35; ~1.2 miles to Texas Capitol; ~1.5 miles to UT Dell Medical School & UT Austin; ~5.8 miles to Airport.

### Quick Facts

- Open floor plan w/ dual entrances: front (E 6th) & rear (parking)
- High Ceilings: 10 feet downstairs; 16 feet upstairs
- Flooring: concrete (level 1); wood & tile (stairs & level 2)
- Kitchen: Custom cherry cabinets; Silestone counters; tile backsplash; stainless steel appliances
- Bath: glass walk-in shower
- Custom window shades, blackout for privacy
- Two reserved parking spaces (1 gated; 1 alley)
- Nearby Faves: Licha's Cantina; Whisler's; Liberty Bar; Fukomoto; Lazarus Brewing; Flat Track Coffee; Suerte; Cosmic Saltillo; Uptown Sports Club

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.

