

# For Sale

## 2403 E 9th Street, #2

East Austin - 78702

871 SF [tax record]

2 bed / 1 bath

MLS #: 3567586

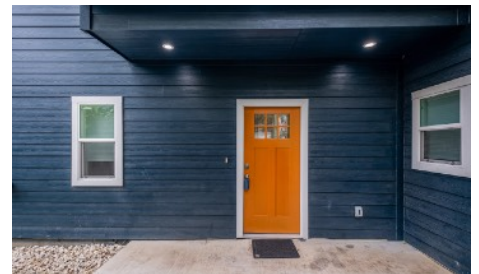
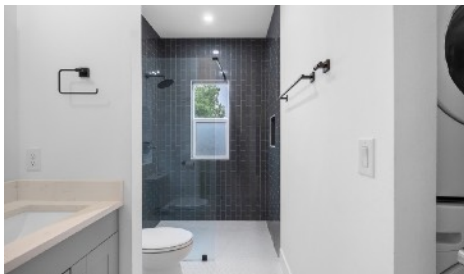
# Skout<sup>x</sup>

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Welcome to your slice of East Austin oasis! Nestled in the vibrant heart of one of Austin's most coveted neighborhoods, this 2022 single-story new build offers gabled ceilings, open floor plan with warm natural light throughout. Enjoy your expansive backyard - a rarity in the city - featuring a stunning mature pecan tree, perfect for relaxation or entertaining. Only a few short blocks to Webberville Road & E 7th Street and in close proximity to the vibrant East 6th Street corridor. Make this your new beginning — the ideal home where city living meets local flavor.

### Quick Facts

- Single-story open floorplan w/ abundant natural light
- 2022 new build
- EV charger
- Spacious privacy fenced yard w/ mature plan tree
- Popular neighborhood gathering spots: Desnudo Coffee, Veracruz All Natural & others at Webberville Food Truck Park; Fleet Coffee, Cavalier & Murray's Tavern
- Walking distance to other nearby faves: Casa Columbia; old-timer Joe's Bakery; Salt & Time; Lazarus Brewing and more more dining & entertainment spots on East Sixth

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

