

# For Sale

## 3413 Thomas Kincheon

# Skout<sup>x</sup>

South Austin - 78745  
912 SF  
3 bed / 1 bath  
MLS #: 1433174

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3413 Thomas Kincheon is a charming, well-loved home located on family-friendly block, within a fabulous south Austin neighborhood. Extra large, private backyard with deck, fire pit, grill area and more. Well-organized layout enhanced by bright, cheery and colorful interiors. Conveniently located adjacent to Brodie Lane, with easy access to South MoPac Expressway. Approximately 7 miles to St Edward's University; ~9.4 miles to Convention Center; ~11 miles to UT Austin & Dell Med; ~12 miles to airport.

### Quick Facts

- New roof (2021)
- HardiPlank Siding
- Windows updated by previous owner
- Laminate & tile flooring (no carpet)
- Smart thermostat
- Single-car garage
- Nearby Conveniences: HEB; Shops at Arbor Trails [include Whole Foods, Costco & Mandola's Italian Market, Torchy's, Kerbey Lane]; Alamo Drafthouse; Sunset Valley Village; Westgate Shopping Center.

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

