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*813 Columbus Street*

*“1940’s Cottage in the Heart of Bouldin Creek”*



**T**his wonderful 1940s era cottage is located in the very desirable Bouldin Creek area of South Austin. Many popular attractions and local destinations are right around the corner including Palmer Auditorium; Zilker Park; Auditorium Shores; Barton Springs Pool; South Congress Shops and Restaurants; and numerous Hike and Bike Trails. At a total of 1,332 square feet, this house contains 3 bedrooms and 2 full baths; a spacious living room that flows into the dining area; great kitchen area; utility room large enough for a full size washer and dryer; beautiful hardwood floors; Berber carpet in two of the bedrooms including the master suite; a Jacuzzi tub in the master bathroom; and plenty of windows offering an abundance of natural light. Additionally, the interior of the house has received a fresh coat of paint and many of the light fixtures have recently been updated. The backyard boasts a wonderful wood deck; brick BBQ pit; a storage building converted from the original garage; a unique privacy wall/fence around the perimeter of the property; and absolutely incredible Live Oak trees - a fantastic area for entertaining friends and family.

*MLS# 3503839 | Offered at \$299,500 | Austin, TX 78704*

