$310,000 - 6012 Diamondleaf Bnd, Austin

MLS® #2097530

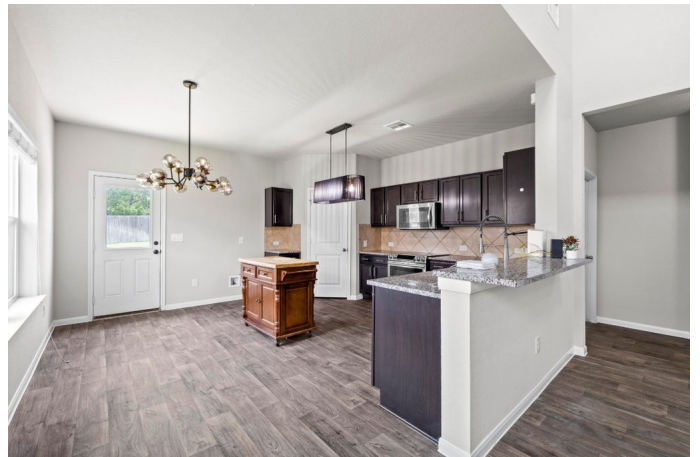## $310,000

3 Bedroom, 3.00 Bathroom, 1,795 sqft
Residential on 0.18 Acres

Forest Bluff, Austin, TX

Bright and airy greenbelt living in East Austin's Forest Bluff neighborhood. Beautiful newer development from 2018, tucked away in the gentle rolling hills of far East Austin just east of the 130 and north of Webberville Rd. Nestled along a serene, wooded greenbelt on a charming cul-de-sac street with a lush green lawn, two car garage, and a large, fenced-in backyard with a patio and a xeriscape fire-pit area.

Inside you will find 1,795 sq ft of thoughtfully designed contemporary living including a main-floor primary suite, two upstairs bedrooms, a full bath, and a versatile bonus living area. The living room features soaring ceilings and clerestory windows, filling the space with natural light and connecting to the upstairs game room. The eat-in kitchen opens to the living area and includes bar seating at the peninsula, a center prep island, sleek granite countertops, and stainless-steel appliances. Durable wood-look tile flooring runs throughout the main level with carpeting upstairs.

Recent updates include stylish lighting and freshly painted ceilings and walls. The primary suite overlooks the backyard and greenbelt and includes an ensuite bath with chic upgraded tile in the walk-in shower and a large walk-in closet. Also on the main floor: a guest powder room and laundry room.

Bonus features: newer water heater, water softener, HVAC motor for vent control on both floors, keypad entry, and Ring doorbell. Low 1.65% tax rate. Just a 12-mile commute to Downtown Austin with easy access to the airport and North Austin/ Pflugerville/ Round Rock/ Georgetown via 183 and the 130 toll.

Amazing price point for a move-in-ready home of this caliber - Schedule your showing today!

Built in 2018

Essential Information

MLS® #	2097530
Price	$310,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	ParkGreenbelt,Neighborhood,TreesWoods

Community Information

Address	6012 Diamondleaf Bnd
Area	3E
Subdivision	Forest Bluff
City	Austin
County	Travis
State	TX
Zip Code	78724

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, Water Available
Features	Common Grounds/Area, Street Lights, Sidewalks, Trails/Paths, Curbs
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s), Water Softener
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Views
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Del Valle ISD
Elementary	Gilbert
Middle	Dailey
High	Del Valle

Additional Information

Date Listed	June 17th, 2025
Days on Website	119
Days on Market	74
HOA Fees	34
HOA Fees Freq.	Monthly

market. All information provided is deemed reliable but is not guaranteed and should be independently verified.