

# \$605,000 - 1812 West Ave 306, Austin

MLS® #2481515

**\$605,000**

2 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0.01 Acres

PARK WEST CONDOMINIUM RESIDENCES,  
Austin, TX

The Best of All Worlds – Professional, Academic & Modern Social Living! Located in prestigious Judges Hill neighborhood, this luxurious Midtown mid-rise offers a rare blend of comfort, style, & unbeatable location. Nestled between Downtown Austin, The State Capitol and University of Texas, this condo is perfect for those who value walkability, convenience, and refined modern living. Step inside to open-concept layout with imported high end slate floors (recently cleaned and sealed), high end wood-look floors in the bedrooms, & abundant natural light. The spacious bonus room makes an ideal home office or creative space, while the two bedrooms and two full bathrooms ensure comfort. Enjoy upscale touches—granite countertops, stainless steel appliances, recessed lighting, and relaxing private balcony. This meticulously maintained condo seamlessly blends a modern aesthetic with a whimsical touch. Imagine the warmth of natural light cascading through the space, illuminating your journey through the condo. Move-in Ready Bliss, as rest assured, the hard work is done! New Wood LVP flooring in bedrooms-2024, New AC units exterior and interior-2024; Modern designer ceiling fans installed in main living area and bedrooms; New modern lighting in kitchen, dining and bedroom closets, New efficient stackable washer and dryer unit; and fresh coat of paint ensure you can move right in and start living



your best Austin life. Included are two reserved garage parking spaces, secured entry, package delivery area, dual elevators for quick access. This isn't just a condo, it's a feeling. It's the heartbeat of DT Austin with live steps from the Capitol, Lady Bird Lake, UT/DKR stadium, UT Medical School, Pease Park, top restaurants, scenic trails, and Austinâ€™s best local spots. This is your chance to be in the right place at the right timeâ€”donâ€™t miss it!

Roof assessment in 2023. No assessments coming;

HOA painted balcony railings 2025

Built in 2007

**Essential Information**

MLS® #	2481515
Price	\$605,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,355
Acres	0.01
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Active

**Water Feature/View**

View	Neighborhood
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**Community Information**

Address	1812 West Ave 306
Area	DT
Subdivision	PARK WEST CONDOMINIUM RESIDENCES
City	Austin
County	Travis
State	TX

Zip Code 78701

### **Amenities**

Utilities Cable Available, Electricity Available, High Speed Internet Available, Other

Features Common Grounds/Area, Community Mailbox, Courtyard, Internet Access

Parking Garage, Guest

# of Garages 2

### **Interior**

Interior Tile, Vinyl, Wood, Carpet Free, Slate

Appliances Built-In Electric Oven, Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Electric Cooktop

Heating Central

# of Stories 1

Stories One

### **Exterior**

Exterior Features Covered Courtyard, Garden, Balcony

Lot Description Trees Large Size

Roof Flat Tile

Construction Masonry, Stone, Concrete

Foundation Concrete Perimeter

### **School Information**

District Austin ISD

Elementary Bryker Woods

Middle O Henry

High Austin

### **Additional Information**

Date Listed April 26th, 2025

Days on Website 171

Days on Market 170

HOA Fees 724

HOA Fees Freq. Monthly

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