# \$450,000 - 9405 Billingham Trl, Austin

MLS® #4947925

## \$450,000

3 Bedroom, 3.00 Bathroom, 1,817 sqft Residential on 0.16 Acres

Avery Ranch East Ph 01, Austin, TX

WOW! INCREDIBLE value in sought-after Avery Ranch! Clean, well-maintained, and move-in ready, this is an opportunity that you can't afford to miss. Bright, open, and welcoming living space upon entry leads to the spacious kitchen with plenty of cabinet/counter space, center island, and GAS cooking! All bedrooms upstairs w/ bonus loft living space! Fresh interior paint throughout, new carpet, luxury vinyl plank flooring, and a BRAND NEW ROOF! This home is also zoned to exemplary Round Rock ISD schools and the neighborhood offers TONS of amenities including an 18-hole golf course, pickleball & tennis courts, hike & bike trails, and numerous pools, parks & playgrounds. Brilliant location, thoughtfully-efficient floorplan, and a truly welcoming community awaits! SEE IT TODAY!



#### **Essential Information**

MLS® # 4947925 Price \$450,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

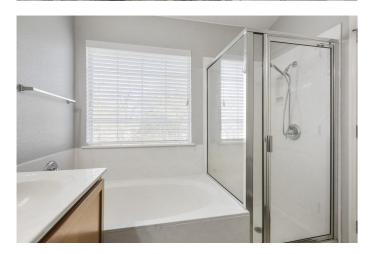
Square Footage 1,817

Acres 0.16

Year Built 2004







Type Residential

Sub-Type Single Family Residence

Status Active

# Water Feature/View

View None

## **Community Information**

Address 9405 Billingham Trl

Area RRW

Subdivision Avery Ranch East Ph 01

City Austin

County Williamson

State TX

Zip Code 78717

## **Amenities**

Utilities Underground Utilities, Electricity Available, Natural Gas Available

Features Common Grounds/Area, Community Mailbox, Golf, Playground, Park,

Pool, Tennis Court(s), Trails/Paths

Parking Attached, Garage Faces Front, Garage

# of Garages 2

Garages Garage Door Opener

#### Interior

Interior Carpet, Tile, Vinyl

Appliances Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator,

Free-Standing Range

Heating Central, Natural Gas

Fireplaces None

# of Stories 2

Stories Two

#### **Exterior**

Exterior Features None

Lot Description Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size

Roof Composition

Construction HardiPlank Type, Masonry

Foundation Slab

### **School Information**

District Round Rock ISD

Elementary Patsy Sommer

Middle Cedar Valley

High McNeil

### **Additional Information**

Date Listed June 21st, 2025

Days on Website 136
Days on Market 100
HOA Fees 133

HOA Fees Freq. Quarterly

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