

# \$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!

Built in 2004

## 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
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### **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	115
Days on Market	100
HOA Fees	133
HOA Fees Freq.	Quarterly

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