# \$770,000 - 4603 Chiappero Trl, Austin

MLS® #5443002

## \$770,000

3 Bedroom, 2.00 Bathroom, 1,396 sqft Residential on 0.46 Acres

Shoal Village Sec 04, Austin, TX

Rare Central Austin opportunity overlooking Shoal Creek! Nestled on an almost half acre lot along Shoal Creek with Heritage oaks. Fantastic investment opportunity with a lease currently in place, with the option of a 90-day notice termination. Hold onto the home until you are ready to build with tenants in place on a new year lease or build you dream home now! This prime Shoal Creek location provides excellent privacy for your dream backyard oasis, where you could build a pool overlooking the creek with lush greenery all around you. Two beautiful heritage trees highlight the courtyard, adding a sense of serenity and peace that's hard to come by in today's world. It's also extremely rare to find such a large parcel of land with this much privacy and natural beauty so close to the action of the city. Walkable to the Grove and the Domain, which has everything from coffee shops to restaurants and entertainment venues; or just a few minutes drive or bike ride to Downtown Austin, Lake Bird Lake, Central Market and the medical district, allowing you easy access to everything else that makes Austin great! This property is zoned for desirable schools as well, so you can rest easy knowing excellent education is close by. The home on the property needs renovation or a tear down to make way for your new custom built home. There is existing new home design by architect Celeste Aguirre and Jared Gossett of Gossett & Co., the 2022 custom home builder of the year. Home plans will convey







with purchase of this property. Rendering photos toward the end of the photo stream. The design still has opportunity to be whatever the future owner can dream of with expandable square footage. The lot footprint offers no concerns with impervious coverage. If you're looking for something specialâ€"something uniqueâ€"this might be the perfect spot for your custom dream home!

Built in 1954

#### **Essential Information**

MLS® # 5443002 Price \$770,000

Bedrooms 3

Bathrooms 2.00 Full Baths 2

Square Footage 1,396

Acres 0.46 Year Built 1954

Type Residential

Sub-Type Single Family Residence

Status Active

### Water Feature/View

View Panoramic, Creek Stream, Trees Woods, Water

# **Community Information**

Address 4603 Chiappero Trl

Area 4

Subdivision Shoal Village Sec 04

City Austin
County Travis
State TX
Zip Code 78731

#### **Amenities**

Utilities Cable Available, Electricity Available, Fiber Optic Available, Natural Gas

Available, High Speed Internet Available, Phone Available, Sewer

Available, Water Available

Features Trails/Paths, Curbs
Parking Carport, Driveway

#### Interior

Interior Concrete

Appliances Built-In Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal

Heating Central

# of Stories 1

Stories One

#### **Exterior**

Exterior Features No Exterior Steps, Private Yard, See Remarks

Lot Description Bluff, Back Yard, Front Yard, Trees Large Size, Trees Medium Size,

Views

Roof Composition, Shingle

Construction Brick, Masonry

Foundation Slab

#### **School Information**

District Austin ISD

Elementary Highland Park

Middle Lamar (Austin ISD)

High McCallum

#### Additional Information

Date Listed April 24th, 2025

Days on Website 193

Days on Market 99

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