

\$380,000 - 6308 Shadow Bnd, Austin

MLS® #6898941

\$380,000

3 Bedroom, 2.00 Bathroom, 1,560 sqft
Residential on 0.19 Acres

Sweetbriar Village, Austin, TX

Price adjusted to match current market conditions! Welcome to this updated 2-bedroom, 2-bath gem located in a peaceful South Austin neighborhood, just minutes from all the action—Downtown Austin, Lady Bird Lake, McKinney Falls State Park and iconic South Congress. One mile to public transit!

Step inside to find granite floors throughout (no carpet!), fresh interior paint, and a brand-new HVAC system. The kitchen is well-equipped with granite countertops, a Bosch dishwasher, and brand-new gas stove and refrigerator—all included. Both bathrooms feature modern updates and stylish finishes.

The converted garage adds valuable flexibility—use it as a third bedroom, home office, or creative space. Out back, French doors lead to a covered patio and a private yard with a handy storage shed. The roof was replaced in 2017, adding peace of mind.

Located less than 1.5 miles from the Central Williamson Creek Greenway! Enjoy local favorites just around the corner like Ovenbird Coffee, LeRoy and Lewis BBQ and DK Sushi. Whether you're commuting, dining out, or enjoying the outdoors, this location makes it easy!

Don't miss your chance to own a move-in-ready home in the heart of



78745â€”schedule your showing today!

Built in 1977

Essential Information

MLS® #	6898941
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,560
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Neighborhood
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Community Information

Address	6308 Shadow Bnd
Area	10N
Subdivision	Sweetbriar Village
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Concrete

Interior

Interior	Tile, Wood
Appliances	Free-Standing Gas Oven, Free-Standing Refrigerator, Gas Cooktop
Heating	Natural Gas
Fireplaces	None

# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Level, Few Trees
Roof	Composition
Construction	Clapboard
Foundation	Slab

School Information

District	Austin ISD
Elementary	Pleasant Hill
Middle	Bedichek
High	Crockett

Additional Information

Date Listed	June 26th, 2025
Days on Website	131
Days on Market	58

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