

# \$159,900 - 10616 Mellow Meadows Dr 21c, Austin

MLS® #7803486

**\$159,900**

2 Bedroom, 1.00 Bathroom, 796 sqft

Residential on 0.00 Acres

Park West Condo, Austin, TX

Best Value in Round Rock ISD! Welcome to this charming condo offering an unbeatable combination of comfort, convenience, and value. Lightly updated and well-maintained, this unit features a new water heater, AC replaced just two years ago, and peace of mind with roof and exterior maintenance covered by the HOA. What truly sets this unit apart is its unique location within the community—backing to a tree-lined trail and situated next to a serene park, it offers a sense of openness and privacy rarely found in condo living. Enjoy direct access to the trail and park, perfect for outdoor enthusiasts or those who simply appreciate a little more breathing room. Community amenities include a sparkling pool, dog park, gym, and a party room for gatherings and events. Located less than a mile from highly acclaimed Westwood High School and Highway 183, this condo is ideal for families, commuters, and anyone seeking easy access to nearby retail, dining, and major employers. Whether you're a first-time homebuyer ready to stop renting or an investor seeking a smart addition to your portfolio, this is a rare chance to own in a sought-after area at an unbeatable price—the lowest price in all of Round Rock ISD and your ticket into Westwood High School for less. Information deemed reliable but buyer must verify. - Mortgage Down Payment Assistance: Available to help cover your down payment costs. - MCC Tax Credit: First-time buyers can save 15 to 20 percent on interest annually on



federal income taxes with a Mortgage Credit Certificate. (Terms and Conditions apply)  
Don't miss out—schedule your showing today!

Built in 1990

### Essential Information

MLS® #	7803486
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	796
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Active

### Water Feature/View

View	None
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### Community Information

Address	10616 Mellow Meadows Dr 21c
Area	NW
Subdivision	Park West Condo
City	Austin
County	Williamson
State	TX
Zip Code	78750

### Amenities

Utilities	Electricity Available
Features	Clubhouse, Fitness Center, Pool, Sport Court(s), Trails/Paths
Parking	Open

### Interior

Interior	Carpet, Vinyl
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Appliances	Dryer, Dishwasher, Exhaust Fan, Free-Standing Range, Disposal, Refrigerator, Washer
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps
Lot Description	Sprinklers Automatic, Trees Large Size
Roof	Composition
Construction	Brick Veneer, Frame
Foundation	Slab

## School Information

District	Round Rock ISD
Elementary	Anderson Mill
Middle	Noel Grisham
High	Westwood

## Additional Information

Date Listed	July 10th, 2025
Days on Website	95
Days on Market	84
HOA Fees	290
HOA Fees Freq.	Monthly

Property Listed by: Compass RE Texas, LLC  
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