

# \$589,990 - 9005 Dorella Ln, Austin

MLS® #7861609

**\$589,990**

4 Bedroom, 2.00 Bathroom, 1,772 sqft  
Residential on 1.06 Acres

Westview Estates Sec 02, Austin, TX

Tucked away on a scenic 1.06-acre lot in the heart of West Oak Hill, this 1,772 square foot, 4-bedroom, 2-bathroom home offers a rare chance to enjoy peaceful Hill Country living just minutes from Austin—without the constraints of an HOA. Set in a charming, established neighborhood known for its spacious lots and relaxed feel, this property combines solid structure, natural beauty, and untapped potential.

The home itself is in great shape, with a layout that includes four generously sized bedrooms and two full bathrooms. Light-filled living spaces offer comfort and functionality, while the overall footprint provides a strong foundation for updates. A cosmetic remodel would go a long way here—new flooring, paint and a kitchen refresh would certainly bring a new vibe and flow to this house.

Recent improvements add peace of mind, including a roof replacement in August 2021 and a 4-ton, 15.0 SEER heat pump system installed in 2017. These major upgrades allow you to focus your efforts on the aesthetic updates that will truly make this house your home.

One of the standout features of the property is the covered pole barn structure, an approximately 16' x 27' concrete slab with lighting and electrical outlets already in place. Next to the pole barn is a small casita, which



also has electrical service. Thereâ€™s also plenty of room on the property for future additions like a guesthouse, garden, or pool, all surrounded by mature trees and Hill Country views.

Located just outside the Austin city limits, youâ€™ll enjoy the added benefit of lower taxes while still being close to city conveniences. Plus, with the completion of the Highway 290 expansionâ€”estimated for Summer 2026â€”this serene setting will soon offer even easier access to downtown Austin and beyond.

Whether you're dreaming of a Hill Country homestead or an investment with long-term upside, this West Oak Hill property is full of opportunity and ready for your vision.

Built in 1972

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 7861609                 |
| Price          | \$589,990               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,772                   |
| Acres          | 1.06                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|      |      |
|------|------|
| View | None |
|------|------|

**Community Information**

|         |                 |
|---------|-----------------|
| Address | 9005 Dorella Ln |
| Area    | W               |

|             |                         |
|-------------|-------------------------|
| Subdivision | Westview Estates Sec 02 |
| City        | Austin                  |
| County      | Travis                  |
| State       | TX                      |
| Zip Code    | 78736                   |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Electricity Connected, Sewer Connected, Water Connected                         |
| Features     | None  |
| Parking      | Door-Multi, Direct Access, Driveway, Garage, Inside Entrance, Garage Faces Side |
| # of Garages | 2   |
| Garages      | Garage Door Opener  |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Stone   |
| Appliances      | Dishwasher, Electric Oven, Free-Standing Electric Oven, Free-Standing Electric Range, Free-Standing Range |
| Heating         | Heat Pump   |
| # of Fireplaces | 1   |
| Fireplaces      | Wood Burning  |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, City Lot, Native Plants, Trees Large Size, Trees Medium Size |
| Roof              | Composition, Shingle  |
| Construction      | Stone, Stone Veneer, Wood Siding  |
| Foundation        | Slab  |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Allison    |
| Middle     | Small      |
| High       | Bowie      |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

Days on Website 88

Days on Market 62

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