

\$975,000 - 1600 S 1st St 403, Austin

MLS® #8193408

\$975,000

2 Bedroom, 2.00 Bathroom, 1,153 sqft
Residential on 0.02 Acres

Willa Community, Austin, TX

Experience urban luxury at The Willa in vibrant Bouldin Creek, where skyline views and unmatched outdoor living take center stage. Built in 2019 and barely lived in, this top-floor residence remains in pristine condition, showcasing floor-to-ceiling windows that flood the interiors with natural light and frame panoramic views of Downtown Austin.

The showpiece is an extraordinary 700+ sq ft private terrace—your personal outdoor oasis for entertaining, relaxing, or enjoying Austin’s sparkling skyline at night. Inside, the chef-inspired kitchen features quartz waterfall countertops, premium appliances, and sleek cabinetry designed for both form and function. The open living and dining areas flow effortlessly, enhanced by motorized shades for light control and privacy.

Two well-positioned bedrooms ensure comfort and privacy, while practical luxuries include two secure, assigned underground parking spaces. The Willa’s boutique amenities—secure package room, reservable conference space, and community courtyard with grills—add ease and convenience to everyday life.

Step outside and immerse yourself in Bouldin Creek’s eclectic spirit. Walk to beloved Austin favorites like Elizabeth Street Cafe, Fresa’s, Lenoir, Dish Society, Bouldin Creek Cafe and Once Over Coffee, with new



additions such as Neighborhood Sushi and Swedish Hill just moments away. Downtown’s dining, music, and cultural landmarks are only minutes from your doorstep.

This residence isn’t just a condo, it’s a statement of style, light, and connection in the heart of Austin.

Built in 2019

Essential Information

MLS® #	8193408
Price	\$975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	City
------	------

Community Information

Address	1600 S 1st St 403
Area	6
Subdivision	Willa Community
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Cable Connected
-----------	--

Features	Barbecue, Bar/Lounge, Community Mailbox, Dog Park, Gated, Pet Amenities, Restaurant, Shopping, Street Lights, Sidewalks, Bicycle Storage, Conference/Meeting Room, Courtyard, Storage Facilities
Parking	Assigned, Garage, Gated, Electric Gate, Enclosed, Guest, Secured
# of Garages	2

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer/Dryer Stacked
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	None
Roof	Membrane
Construction	Brick, Frame, Glass, Concrete, Spray Foam Insulation, Stucco, Metal Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis

Additional Information

Date Listed	September 3rd, 2025
Days on Website	41
Days on Market	33
HOA Fees	576
HOA Fees Freq.	Monthly
Gated Community	Yes

Property Listed by: Realty Texas LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 4:16am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without

any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.