

# FOR SALE: 3/2 HOME WITH VIEW

3616 SAND DUNES AVE. AUSTIN, TEXAS 78744



**Best Deal in Town...**  
**Invest in Austin!**

MLS #  
9150892



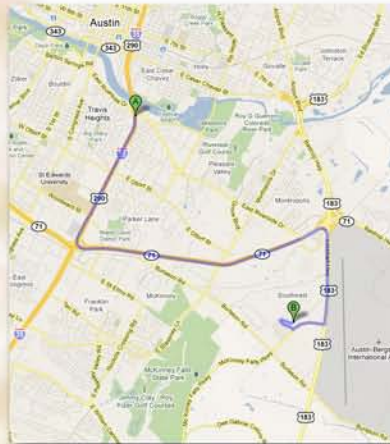
Beautiful house, well located close to town, the airport and major highways! This home is priced to sell fast and you benefit with instant equity! Rare find with jogging trail and stunning park-like pond and natural landscaping right outside your front door!

## FEATURES

- 3 BR/ 2 BA Approximately 1324/sf Built in 2006.
- Huge corner lot with big, big fenced backyard!
- Great community with side walks and playscape.
- Designer paint in the bedrooms.
- View of charming windmill, jogging trail and park.
- Minutes from McKinney Falls State Park and Airport.
- 10+/- minutes to SOCO and Downtown.
- Easy access to Public Transportation.
- Super investment. This hot area is developing fast!

## DIRECTIONS

- From downtown take I-35 S to Hwy 71 East
- Exit Hwy 71 East & Merge onto US-183 South
- Turn right on McKinney Falls Parkway
- Take 2nd right onto Aspen Glenn Blvd.
- Turn right at Autumn Bay Dr.
- Take first right onto Aspen Brook Dr.
- Road turns left becoming Sand Dunes Ave.



**\$124,900<sup>00</sup>**

**McALLISTER  
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