# \$399,000 - 1156 Nickols Avenue, Austin

MLS® #2416670

## \$399,000

3 Bedroom, 2.00 Bathroom, 1,202 sqft Residential on 0.15 Acres

Eastfield, Austin, TX

\*Free 1 point lender buy down with preferred lender\*

Charming mid-century bungalow on an oversized lot in the heart of East Austinâ€"one of the fastest-growing neighborhoods in the city. The eclectic east side is where old meets new, with fresh eateries, boutiques, breweries, and cultural hotspots popping up, all just minutes to downtown. This renovated home perfectly blends historic character with modern updates. Situated on a peaceful corner lot, the home offers an ideal location near bike trails, community pools, neighborhood parks, and beloved local favorites likePalomino Coffee, Sahara Lounge, Red Bluff Nature Preserve, Springdale General, and the Austin Bouldering Project.Inside, an open floor plan flows seamlessly from the living and dining areas into a spacious kitchen featuring granite-topped counters, stainless-steel appliances, a stylish chimney hood, and abundant cabinetry. A built-in task nook is thoughtfully placed for gazing out the window. Updates include brand-new windows throughout, allowing natural light to pour in, as well as updated under-house plumbing (2024). The primary suite is bright and airy, with an ensuite bath and a spacious walk-in closet. The secondary bedrooms are generously sized with convenient access to a full bath. Step outside to an incredible backyard oasis. The large, fenced yard boasts mature pecan and fruit trees, providing dappled shade and the perfect setting for relaxing afternoons,





#### CLASSIC CHARM, MODERN LIVING

Charming East Austin bungalow on a large corner lot with modern updates, open layout, new windows, and a lush backyard—minutes from local hotspots and downtown.









#### LIMITED TIME SPECIAL FINANCING!

Get First 2 Years Payment at \$1,863 based on a rate of 5.750% (6.986% APR)





weekend BBQs, or spontaneous marshmallow roasts around the fire pit. This is East Austin living at its bestâ€"classic charm, modern comforts, and unbeatable location. For more into, go to: https://bit.ly/3HLpIY7

Built in 1959

## **Essential Information**

MLS® # 2416670 Price \$399,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,202 Acres 0.15 Year Built 1959

Type Residential

Sub-Type Single Family Residence

Status Active

# **Community Information**

Address 1156 Nickols Avenue

Area 5

Subdivision Eastfield
City Austin
County Travis
State TX
Zip Code 78721

#### **Amenities**

Utilities Cable Available, Electricity Available, High Speed Internet Available

Features None

Parking Carport

View Neighborhood

Waterfront None

Interior

Interior Laminate

Appliances Dishwasher, Disposal, Mi

Qualified Appliances, Gas Co

Heating Natural Gas

# of Stories 1

Stories One

#### **Exterior**

Exterior Features None, Fire Pit

Lot Description Trees Large Size, Corner Lot

Roof Composition

Construction HardiPlank Type, Vinyl Siding

Foundation Pillar/Post/Pier

#### **School Information**

District Austin ISD

Elementary Sims

Middle Garcia

High Northeast Early College

## **Additional Information**

Date Listed September 3rd, 2025

Days on Market 60

## **Listing Details**

Listing Office Compass RE Texas, LLC

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