\$6,300 - 301 West Avenue 16 08, Austin

MLS® #8022991

\$6,300

2 Bedroom, 2.00 Bathroom, 1,312 sqft Residential Lease on 0.00 Acres

The Independent, Austin, TX

Embrace the vibrant lifestyle and unparalleled location of this exceptional downtown Austin retreat. This desirable B3 floor plan at the Independent offers not only a stylish living space but also captivating south-facing views of Lady Bird Lake, creating a stunning backdrop for your daily life.

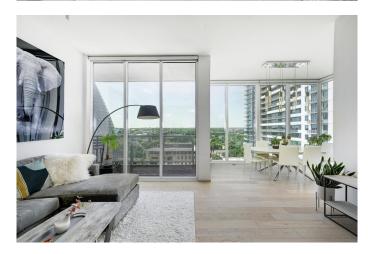
Step inside to discover a spacious residence that features 2 bedrooms and 2 bathrooms, plus a dedicated study. The open floor plan is enhanced by high ceilings and expansive floor-to-ceiling windows with automatic shades, providing abundant natural light and offering panoramic city and lake views. Hardwood floors and recessed lighting add a touch of elegance to the living spaces, while the study provides an inspiring spot for work or relaxation.

The modern kitchen is a chef's delight, complete with a breakfast bar, cooktop, range, microwave, dishwasher, and disposal. The primary suite with Hill Country views boasts a luxurious en-suite bathroom designed to be your personal sanctuary. The large 2nd bedroom features a built-in murphy bed and a study/office nook. Step onto your private balcony for morning coffee or evening sunsets, taking in the stunning river views.

Enjoy an array of premium amenities at the Independent, including a state-of-the-art gym, a heated pool, common media/recreation







rooms, dog run/park and children's playground. The building also offers concierge services, a business center, and 2 reserved parking spaces in the garage.

Situated just blocks from the hike-and-bike trail, downtown library, Whole Foods, Moody Theater, and Austin's best dining and entertainment spots, this condo truly offers the best of downtown living.

Built in 2018

Essential Information

MLS® # 8022991 Price \$6,300

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,312
Acres 0.00
Year Built 2018

Type Residential Lease

Sub-Type Condominium

Status Active Under Contract

Community Information

Address 301 West Avenue 16 08

Area DT

Subdivision The Independent

City Austin
County Travis
State TX
Zip Code 78701

Amenities

Amenities Concierge

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected,

Phone Connected, Sewer Connected, Water Connected

Features Business Center, Bar/Lounge, Concierge, Dog Park, Fitness Center,

Kitchen Facilities, Media Room, Playground, Pool, Trails/Paths

Parking Assigned, Garage, Gated

Garage Spaces 2

View City, Hills, Lake, River

Waterfront None

Interior

Interior Tile, Wood

Appliances Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave,

Oven, Refrigerator, Stainless Steel Appliance(s), Washer

Heating Central

Fireplaces None

of Stories 1

Stories One

Exterior

Exterior Features Balcony

Lot Description None

Roof Membrane

Construction Glass, Concrete

Foundation See Remarks

School Information

District Austin ISD

Elementary Mathews

Middle O Henry

High Austin

Additional Information

Date Listed September 2nd, 2025

Days on Market 63

Listing Details

Listing Office Compass RE Texas, LLC

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