

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2505 SAN GABRIEL STREET UNIT 308

AUSTIN, TX 78705



\$365,000



879 sqft



2 beds



2 baths

## DESCRIPTION

Located in the highly sought-after Texan Tower Condominiums, this well-designed 2-bedroom, 2-bath residence offers an exceptional combination of income potential and long-term appreciation opportunity in the heart of West Campus. The functional layout features a spacious living area that opens to a bright and spacious patio space, a modern kitchen with stainless steel appliances, and generously sized bedrooms that comfortably accommodate double occupancy, an attractive feature for maximizing rental demand and returns. This unit includes a full-size washer and dryer, along with two reserved parking spaces in the secure, gated garage, an increasingly valuable amenity in this high-demand location. Residents also enjoy controlled access entry, elevator service, and the distinction of the only rooftop pool in a West Campus condominium building, a standout lifestyle feature that continues to support strong leasing interest. Currently leased with a commitment through July 31, 2026, the property offers proven rental stability and consistent income, making it an ideal option for investors seeking dependable cash flow today with meaningful upside.. Whether you're building a portfolio, planning ahead for a future UT student, or securing a foothold in one of Austin's most resilient rental markets, this residence represents a smart, strategic acquisition.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 5151400

**YEAR BUILT:** 2005

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Texan Tower Condo Amd

**LIST DATE:** 04/30/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** UT

**SQUARE FEET:** 879

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.01

**LOT SIZE (SQFT):** 230

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate
- Tile

### APPLIANCES:

- Cooktop
- Dishwasher
- FreeStandingRefrigerator
- Disposal
- Refrigerator
- SelfCleaningOven

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Enclosed
- Garage
- PermitRequired

### LOT DESCRIPTION:

- CityLot
- Level

### ROOF TYPE:

- Membrane

### YARD/GROUNDS:

- Balcony

### SIDING:

- Stone
- Stucco

### POOL TYPE:

- RoofTop
- Community

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- ExhaustFan

### UTILITIES:

- ElectricityConnected
- FiberOpticAvailable
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- MainLevelPrimary
- MultiplePrimarySuites

### COMMUNITY:

- CommunityMailbox
  - InternetAccess
  - Pool
- 

**LISTED BY:** Courtney Oldham

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**BROKERED BY:** Compass RE Texas, LLC