



## 407 TOWNE PARK TRAIL

AUSTIN, TX 78751



\$599,999



1,305 sqft



2 beds



2 baths

## DESCRIPTION

Vibrant Townhome Living in a PRIME Central Austin Location! Towne Park Townhomes are situated at 39th & Duval just a block from the Hancock Golf Course. Highly desirable single-story corner unit with two bedrooms, two full baths, an attached two-car garage plus a private fenced-in patio area. The living room is filled with natural light, vaulted ceilings, exposed beams and wood laminate floors. A wall of French doors and windows frame the private backyard and create a sense of privacy. The kitchen sits just off the dining area and includes ceiling-height cabinetry, a pantry, breakfast nook. The washer and dryer in the laundry room off the garage convey. Envision the dining area as a flex room to be used as a home office or for any use you can imagine! Bedrooms are set apart for added privacy, each with walk-in closets and tall ceilings. Ideal for roommates or anyone wanting privacy. The primary suite features an ensuite bath with a frameless glass walk-in shower, and large closet while the secondary bath includes a shower/tub combo. Both bedrooms have large walk-in closets. The fenced patio offers space to relax or entertain, with gated access to nearby green space. One mile to UT campus, Walk to Fresh Plus, Hyde Park Bar & Grill, Antonelli's Cheese Shop, and other Duval favorites. Less than a mile to Hancock Center H-E-B, and three miles to downtown. HOA covers roof, structure, and common area maintenance. Don't miss out on this hot opportunity to secure a home in this highly coveted area – schedule a showing today!

**PROPERTY TYPE:** Residential - Townhouse

**MLS STATUS:** ActiveUnderContract

**MLS:** 7443211

**YEAR BUILT:** 1980

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Towne Park Townhouses

**LIST DATE:** 04/03/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 4

**SQUARE FEET:** 1,305

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.07

**LOT SIZE (SQFT):** 3,088

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate
- Tile

### APPLIANCES:

- Dryer
- Dishwasher
- ExhaustFan
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave
- Range
- Refrigerator
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Attached
- DoorSingle
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- BackYard
- NearGolfCourse
- Landscaped
- Level
- Private
- NearPublicTransit
- SeeRemarks
- TreesMediumSize

### ROOF TYPE:

- Asphalt
- Shingle

### YARD/GROUNDS:

- Lighting
- PrivateYard

### SIDING:

- HardiplankType
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Gate
- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- HeatPump

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- HighSpeedInternetAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CathedralCeilings
- FrenchDoorsAtriumDoors
- GraniteCounters
- InLawFloorplan
- MainLevelPrimary
- NoInteriorSteps
- WalkInClosets

### COMMUNITY:

- CommonGroundsArea
- CommunityMailbox
- Golf
- StreetLights
- TrailsPaths

LISTED BY: Ryan Gamble

PHONE: 512.791.8641

BROKERED BY: Compass RE Texas, LLC