

# \$470,000 - 7505 Ladle Lane, Austin

MLS® #17026577

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## \$470,000

3 Bedroom, 2 Bathroom, 1,436 sqft

Residential

Village At Western Oaks 09, Austin, TX

Desirable, sun-filled home on cul-de-sac in one of Southwest Austin's prime communities, Village at Western Oaks. You'll delight in the flow of this single story floor plan featuring hardwood floors throughout, elevated ceilings, and immense natural light. The designated dining area opens to the kitchen + living | family room, creating a spacious environment no matter what the occasion. Move to the kitchen where you can utilize ample counter top space, stainless steel appliances, gas cooktop and the quaint breakfast area. The private owners bedroom features an ensuite bath with a double vanity, garden tub and separate walk-in shower. Freshly landscaped front yard with mature trees showcase the curb appeal of this charming home. The back porch with extended wood deck is perfect for relaxing or entertaining while gazing out onto the lush green lawn. Plenty of space for the pets to run around or to build a playscape. Less than 1 mile to Dick Nichols Park + Pool, pocket parks + greenbelt hike | bike trails. Conveniently located to shopping, eateries, coffee shops, Whole Foods, HEB, Alamo Drafthouse and easy access to 290 | MoPac. An unbeatable locale!!



Built in 1992

## Essential Information

MLS® #	9318762
Price	\$470,000

Bedrooms	3
Bathrooms	2
Full Baths	2
Square Footage	1436
Year Built	1992
Type	Residential
Status	Closed

### **Community Information**

Address	7505 Ladle Lane
Subdivision	Village At Western Oaks 09
City	Austin
Province	TX
Postal Code	78749

### **Amenities**

# of Garages	2
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### **Interior**

Stories	1
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### **Exterior**

Lot Size	0.18
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### **School Information**

District	Austin ISD
Elementary	Patton
Middle	Small
High	Austin

### **Additional Information**

Agent	Kristina Cutbirth
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