

Welcome Home!



\$ 469,900



3305 Bengston St., Austin, TX 78702

- » Beds: 2 | Baths: 1 Full
- » MLS #: 4578011
- » Single Family | 1,043 ft² | Lot: 5,619 ft²
- » Recent Backyard Studio & Cowboy Pool
- » Gorgeous Backyard with Raised Beds, Fire Pit and a Sprawling Back Deck
- » More Info: 3305BengstonSt.com



Reed Henderson
(512) 743-6298
reed@sunnydayaustin.com
<http://sunnydayaustin.com/index.php>



Sunny Day Real Estate, LLC
411 E. 45th St.
Austin, TX 78751
(512) 452-1223

Make yourself at home in this absolutely adorable 2 bed/1 bath house in East Austin, featuring a bonus backyard studio, a gorgeous fenced backyard, a big back deck, & a Cowboy Pool. The bedrooms are sizable, featuring vibrant wood floors. The primary bedroom also has a walk in closet & a private back porch. The kitchen, dining & living areas all flow well together, creating a modern entertaining space with natural light & an updated kitchen. Property Updates include: Cowboy Pool (2025), Planting/Landscaping/Bed Borders/Mulch (2025), Studio Deck (2025), Water Heater (2024), HVAC (2022), Roof Shingles (2022), the Main Electric Panel (2022), + more. All kitchen appliances are newly updated as well. The recently finished studio out back has Heat and AC + new drywall. It is a perfect space for those needing a home office. Calling all artists, musicians, yoga instructors, & masseuses. This could be your studio! No more office rent. Just work from your backyard! Step out the back door of the home and onto the sprawling back deck, and instantly find yourself in a relaxing sanctuary of lovely plants & flowers beneath the canopy of the majestic Live Oak trees. This shady zero-scaped backyard oasis features a raised bed, rock garden, fire pit circle & Cowboy Pool. A couple of Fig trees line the back fence too. Yum! This home is nicely located & is super walkable & bike friendly, with quick access to many East Austin favorites: Austin Bouldering Project, Tillery Street Plant Company, Marceline's, OMC Saus, Elitch Coffee, Native Grocery, Salrit Theater, & the Canopy Arts Center to name just a few.

