



Stake Your Claim in hip SouthCentral Austin at a still-affordable price!

Call Laura Croteau at 512-554-2920 for a tour,
and visit www.rocksolidrealtyinc.com

from left: * front
* bonus living area is
converted garage
* blue-tiled bathroom



SOLD in ONE DAY on market!

2505 Eastside Drive Sherwood Oaks

Fantastic Central Austin location just south of Oltorf, 2 blocks to Travis Heights, SO-CO area, walking distance to Stacy Park and Pool, 1 block to Blunn Creek Preserve Trail head, and a mere **three minutes** to Downtown!

3 bedroom, 2 bath house

1158 sq ft (per Travis County tax office) plus bonus 2nd living area (converted garage); sits on a large, nicely landscaped, fenced yard with mature trees.

Interior needs minor cosmetic updating, but it is a well maintained home, ready for personalization.

listed at

\$207,000

Features:

- ⇒ central air and heat
- ⇒ updated kitchen appliances
- ⇒ washer/dryer connections inside
- ⇒ ceiling fans
- ⇒ large screened porch
- ⇒ walking distance to popular, excellent elementary, middle, high schools and universities



from right, top: * view of kitchen and screened porch from family room * screened porch looking out on garden * living room with view of bonus living area

