



## **3313 WERNER**

**Austin**

Central with Potential French Place Convenience, bike to The University of Texas Easy access to The Capitol, Hospitals, Downtown Live simply now or it is ready for renovation and an addition, plans available Create your own dream kitchen and add a master suite High ceiling, open spaces, oak wood floors, atrium doors view private backyard with deck and workshop or storage building. Fixer upper ready for renewal. Some work has been done already, you could live there and do more gradually too. Imagine the possibilities. Nice Trees on a good block in the interior of French Place near UT Area in transition with many homes redone nearby Maplewood Elementary, Kealing Middle School, McCallum High School 78722 zip code Walk to shop or eat or music in Central Austin.

[http://turnquistpartners.com/properties/details/303999-3313\\_werner\\_austin\\_tx\\_78722](http://turnquistpartners.com/properties/details/303999-3313_werner_austin_tx_78722)



Property ID #:	SM3313We	Area	Austin, East
Type:		Fees:	
Living Area:	1	Taxes:	1656
Lot Size:		County:	Travis
Bedrooms:	2	School District:	Austin Isd
Full Baths:	1	Floors:	1
Partial Baths:	0	Year Built:	1941
Garage Capacity:			



For more information on the property, please contact

**Sara Madera, ABR, CRS, GREEN**

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