

# 1700 JJ SEABROOK DR | SELLER FAVORITES

- Quick walk to super cool Palomino coffee shop, Givens Park (newly updated playground, new deep water pool & hiking trails coming). Blue Starlight drive-in just around the corner on E.M. Franklin.
- Quick bike ride south to Springdale General (amazing Uroko sushi, Medici coffee, Align Pilates, and more). North to Dharma Yoga, the Spider @ Mueller Park.
- Super close to restaurants on Manor (Bird Bird Biscuit, Patrizi's, Dai Due, etc) and MLK (Sour Duck is our favorite). Even closer to new hot spots on 12th (Birdies, Nixta Taqueria, Fil N Viet)
- Classic East Austin dive bars with great live music: Sahara Lounge (a few minutes east) and Skylark Lounge (a few minutes northwest)
- Close to the Walnut Creek Hike & Bike trail (can drive to Govalle Park access point or take neighborhood route by bike)
- Just across MLK from Morris Williams golf course & I think it's a few blocks away from a planned stop on Metro Express. (NOTE: there's an existing bus stop at the top of the hill on MLK when you're coming and going from the house. I think it's about three blocks away.)
- Easy to get to anywhere in town—eg, straight across MLK/15th to old West Austin, UT via Manor in under 10 minutes, Domain & South Austin are easy to get to with a choice of 183 & 35.

We love this location!

*- Sellers of 1700 JJ Seabrook Dr*

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