

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



HREC #24-008

REAL ESTATE CO.

RESIDENTIAL
APPROX. 0.546 AC.



305 E. HILBURN ST.
BELLVILLE, TEXAS

H O D D E R E . C O M



Welcome home to this charming 2-bedroom, 1-bath gem nestled in the heart of quaint Bellville, TX! Enjoy cozy evenings by the woodburning fireplace or relax year-round in the 4-season sunroom overlooking your spacious ½-acre lot with partial privacy fencing. The property features a 2-car carport, storage building, and plenty of outdoor space for gardening or entertainment. Inside, you'll love the blend of vintage charm and modern comfort—refinished hardwood floors, updated kitchen and bath, and fresh interior and exterior paint. Major improvements include updated electrical, plumbing, roof, and water heater, ensuring peace of mind. Stroll to downtown shops, local parks, and the beloved meat market, all just minutes away. With Katy only 30 minutes down the road, you'll enjoy the perfect mix of small-town serenity and city convenience. Don't miss this beautifully refreshed home ready to welcome you!

ASKING PRICE: ~~\$339,500~~ **REDUCED: \$329,500**



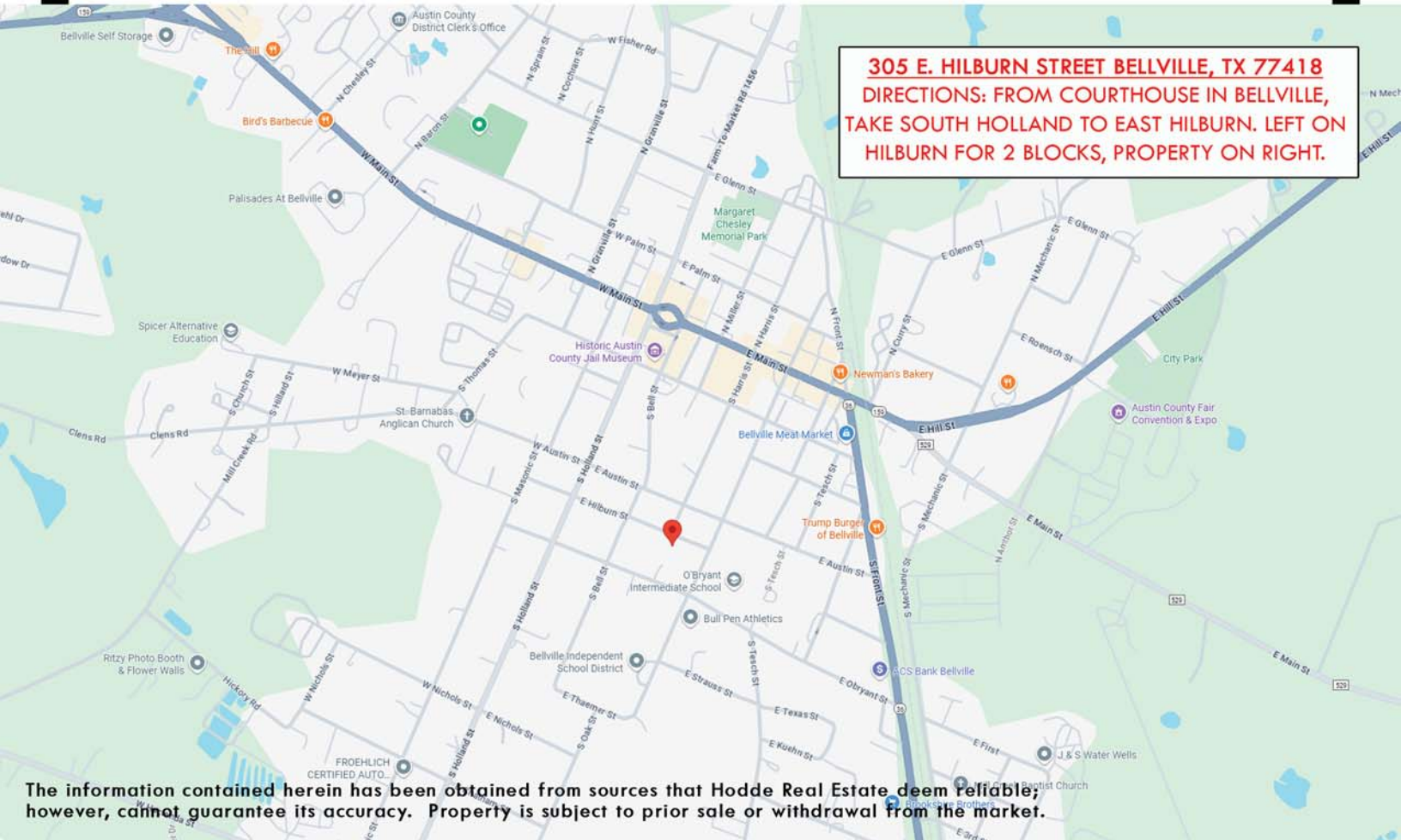
305 E. HILBURN ST.
BELLVILLE, TX 77418

- ★ AUSTIN COUNTY
- ★ BELLVILLE ISD
- ★ APPROX. 0.546 AC.
- ★ EST. TAXES: \$3,296 (PER ACAD)



- ★ EXCLUDED: NONE
- ★ RESTRICTIONS: CITY OF BELLVILLE
- ★ SQUARE FOOTAGE: ±1,462 (PER ACAD)
- ★ WATER/SEWER: CITY OF BELLVILLE

- ★ YEAR BUILT: 1940
- ★ ROOF: COMPOSITION
- ★ FOUNDATION: PIER & BEAM
- ★ HOA: N/A



Karen Mason
 979.676.3112

HODDE
 REAL ESTATE CO.

Cliff Mahon
 979.885.8577

