

12300 S AUSTIN AVENUE
PALOS HEIGHTS



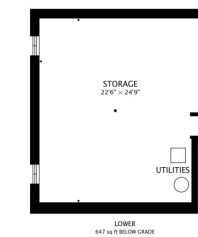
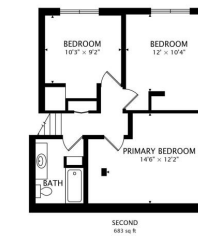
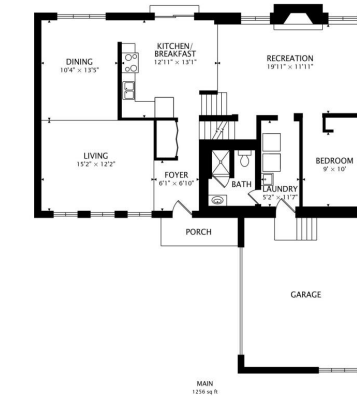
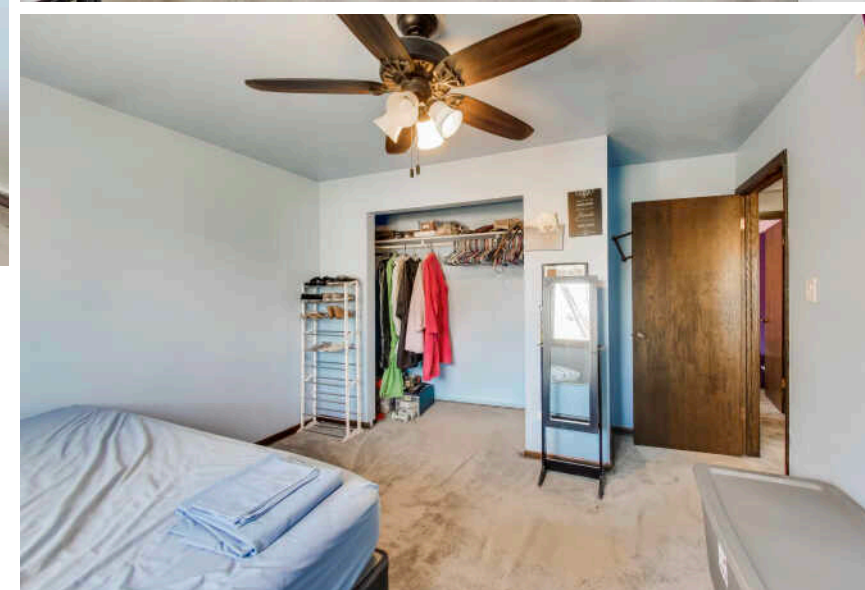


4 BEDROOM
2 BATH
TAXES: \$6,424

A GREAT PLACE TO CALL HOME....

Lovely 4-Bedroom Split-Level Home on a Corner Lot with much potential, needs a little TLC! Over 2500sqft that includes below grade. Experience comfort, space, and style in this spacious split-level home featuring numerous recent upgrades. The inviting living room flows seamlessly into a formal dining area-perfect for entertaining family and friends. At the heart of the home, the kitchen opens to the backyard through sliding glass doors, creating effortless indoor-outdoor living. Step outside to enjoy a spacious patio and fabulous yard, fully enclosed with a black ornamental steel fence. Just a few steps down, the impressive family room features a stunning brick fireplace and provides access to a versatile same level bedroom and full bathroom-ideal for guests, a home office, or a fitness space. Upstairs, you'll find three generously sized bedrooms with ample closet space along with a full bathroom. The sub-basement offers excellent additional storage to keep everything organized. Additional highlights include an attached spacious garage and dedicated laundry room. Recent updates include laminate flooring, lower-level windows, and fresh paint throughout the main and lower-level floors. Roof and steel fence installed in 2021. Conveniently located across the street from Austin Park and approximately a block away from Chippewa School. Also, near shopping, dining, and major highways. This home offers the perfect combination of comfort and convenience!







PALOS HEIGHTS IS A NATURE LOVER'S DREAM.

Not only is the city home to the Lake Katherine Nature Center & Botanic Garden, where locals and visitors take in the area's beautiful scenery, but it's also close to Swallow Cliff - an 800-acre nature preserve - and numerous forest preserves.

As a tight-knit community, Palos Heights boasts many amenities and maintains a small-town feel. Community events are held year-round and include the Southwest Half Marathon, an indoor and outdoor farmers market, the annual Classic Car Show, and an Independence Day celebration and parade. Palos Heights also has programs such as Adopt-a-Pot - a community planting program that invites local businesses and residents to sponsor a pot or help plant flowers.

With a train station along Metra's SouthWest Service line, Palos Heights offers transportation to Chicago's Union Station. Major highways and interstates such as I-294 and I-57 are also located nearby.



LIZ MALDONADO

1 7737987190

312-254-0200

LM@ATPROPERTIES.COM