



# NORTH CENTRAL AUSTIN

## NEIGHBORHOOD PROFILE



For those who don't want to live in a big suburb, the older, established North Central Austin neighborhoods like Allandale, Crestview, and Hyde Park offer great appeal. All have great parks, pools, shopping and strong neighborhood associations, plus a great location that makes it easy to get just about anywhere.

Allandale is bounded by Anderson Lane on the north, by Shoal Creek at 45th Street (from MoPac to the Shoal Creek waterway, and following the waterway to Hancock Drive) to the south, with Burnet Road as its eastern boundary and MoPac as the western boundary. It was developed in the late 50s, 60s and 70s, and many homes were built with three- and four-bedroom floorplans. Homes here Allandale average in the mid \$200s.

Crestview is defined by Anderson Lane on the north, Justin Lane to the south, North Lamar Boulevard to the east, and Burnet Road to the west. Crestview was built as a post-World War II neighborhood, and was mostly two bedroom homes with some brick construction. Since then, it's been a prime area for remodeling because the lot sizes are bigger here. Homes in Crestview have a median price of \$200,000-\$250,000.

Hyde Park is bordered by 51st Street on the north, and 38th Street on the south, with Guadalupe Street on the west and Duval south of 45th and Airport north of 45th on the east, and prices range from the mid-200s to more than \$1 million.

Whether buyers are families, young professionals, UT professors, or retirees, they all want something eclectic, something with a little history and character, and the result is a neighborhood that is a profile of Austin itself. A great walking neighborhood, Hyde Park also offers a great selection of shops, restaurants, and grocery stores (Central Market is a few minutes away).

