**$700 Room Available in 3 bed 1.5 bath - utilities included (Central Austin East)**

We have a single room in a 3 bedroom, 1.5 bath house, with an office/guest room available for $700/month (all utilities included). The current tenants include two female graduate students attending UT-Austin. We are hoping to find another young professional or fellow grad student to share the house with. The house has a washer and dryer as well as wi-fi (with Netflix, Amazon, Hulu, and HBO streaming available). We have a spacious backyard with a small garden and firepit, and a gas grill for the occasional BBQ.   
  
We live in a pretty awesome location near 12th and Chestnut: 2 blocks from several bars like King Bee, Full Circle, Dozen Street, and Rio Rita, we're about 5 blocks from Bennu Coffee shop on MLK, Austin Daily Press, Juiceland, the Wheel, and the brand new Sour Duck, we're about a15 minute walk to all the restaurants and bars on Manor including Thunderbird Coffee, Schoolhouse Pub, Mi Madre's, Haymaker, El Chilito, and In.gredients. If you head about a mile south from our house, you'll find yourself at Gourmand's, East Side Pies, the Quickie Pickie and several other bars and restaurants. Both UT and downtown are about a 10-15 minute bike ride, depending on where you're going, but if you don't ride, there's plenty of bus routes servicing the area (6, 18, 21/22, and 320). We're also about 1 mile from the MLK MetroRail Train Station.  
  
The room is currently furnished with a queen size bed, a desk and a chair. We can move any or all of these items to the shared office/guest room if the new tenant has their own things they would like to use.   
  
Also, starting next year we will have one friendly indoor/outdoor house cat, so future roommate should be comfortable around animals and not allergic.    
  
The room is available starting October 1st, but move in date is flexible and we will prorate rate if necessary. A 6 month contract is preferred (for $700/month), but we can do month to month (for $750/month) with at least 30 day notice of leaving. Last month's rent will be needed up front to hold as a deposit. If interested, please send an email and we can set up a time to view the room.