

\$659,000 - 2465 Kookaburra, New Braunfels

MLS® #1889205

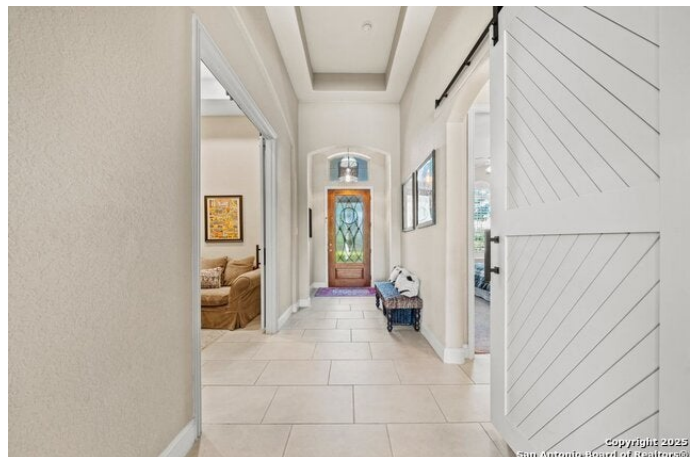
\$659,000

4 Bedroom, 3.00 Bathroom, 2,626 sqft

Residential on 0.21 Acres

NEWCOMBE TENNIS RANCH UNIT 1, New Braunfels, TX

Welcome to this stunning 4-bedroom, 3-bath home located in the prestigious, gated community of John Newcombe Estates. Situated in the fully built-out Walk About Way section-no new construction or available lots-this one-story home offers quiet, established neighborhood living in one of New Braunfels' most desirable areas. Inside, you'll find an open-concept layout with elegant coffered ceilings, a spacious 3-car garage, and a durable metal roof. The kitchen flows seamlessly into the large great room with a wood-burning fireplace-perfect for entertaining or relaxing evenings at home. A flexible bonus space offers the ideal setup for a home office, study, or additional living area to fit your lifestyle. The spacious primary suite includes a luxurious bath and oversized walk-in closet. Outside, a large covered patio provides the perfect spot to unwind or host guests. As a resident, you'll enjoy exclusive access to the John Newcombe Country Club, offering resort-style amenities including 13 tennis courts, 8 pickleball courts, and coming soon-Padel courts! The club also features a full gym, resort-style pool, tennis pro shop, kids' center, summer camps, and a vibrant Mahjong league. Group fitness classes such as yoga, Pilates, and strength training are also available. This is more than a home-it's a lifestyle in a rare, fully completed section of one of New Braunfels' premier communities. Come experience it for yourself and make it



yours today.

Built in 2015

Essential Information

MLS® #	1889205
Price	\$659,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,626
Acres	0.21
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	2465 Kookaburra
Area	2615
Subdivision	NEWCOMBE TENNIS RANCH UNIT 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground
Parking	Attached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Garage Door

	Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Privacy Fence, Partial Sprinkler System, Double Pane Windows
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Veramendi
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	August 1st, 2025
Days on Market	94
HOA Fees	1650.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Robyn Colonna
Listing Office	Wellstone Properties

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