

\$619,500 - 2614 Melbourne, New Braunfels

MLS® #1917012

\$619,500

4 Bedroom, 3.00 Bathroom, 3,241 sqft

Residential on 0.20 Acres

NEWCOMBE TENNIS RANCH 4, New Braunfels, TX

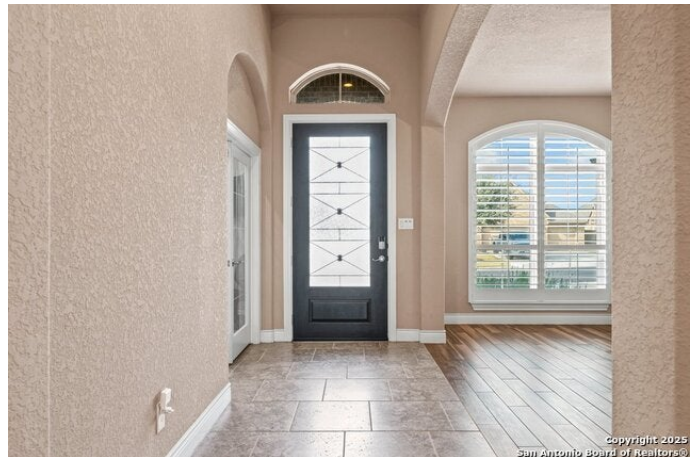
Welcome to 2614 Melbourne in Newcombe Tennis Ranch! This stunning Perry Home blends comfort and style in a spacious single-story layout. You'll love the open floor plan with high ceilings, ceramic tile throughout, and plenty of natural light. The living room centers around a cozy fireplace, creating the perfect gathering space. The kitchen features a large island, breakfast bar, walk-in pantry, and built-in appliances - ideal for entertaining.

With 4 bedrooms, 3 full baths, a private study, and a game/media room, this home offers both flexibility and function. The primary suite includes a soaking tub, separate shower, and dual vanities for a true retreat feel. Step outside to a custom covered back patio with rich wood beams and stone flooring - perfect for outdoor dining or relaxing year-round. The fenced corner lot and 3-car tandem garage add both privacy and convenience. Located in the gated Newcombe Tennis Ranch, residents enjoy resort-style amenities including a pool, clubhouse, fitness center, and tennis courts. Just minutes to downtown New Braunfels, Gruene, and top-rated schools! Offered at \$619,500 | 4 Bed | 3 Bath | 3,241 Sq Ft

Built in 2017

Essential Information

MLS® # 1917012



Price	\$619,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,241
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	2614 Melbourne
Area	2615
Subdivision	NEWCOMBE TENNIS RANCH 4
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Sports Court
Parking	Tandem
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Water Softener (owned)
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0

Stories 1

Exterior

Exterior Brick, 4 Sides Masonry, Stone/Rock
Exterior Features Covered Patio, Privacy Fence, Sprinkler System, Has Gutters
Lot Description Corner
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

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

Additional Information

Date Listed October 21st, 2025
Days on Market 13
HOA Fees 384.95
HOA Fees Freq. Quarterly

Listing Details

Listing Agent Raad Alawan
Listing Office Real Broker, LLC

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