

112/89 Buchanan Drive, Woodforde, SA 5072



Unit For Sale

Friday, 8 March 2024

112/89 Buchanan Drive, Woodforde, SA 5072

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Contact Agent

Close of offers due 12pm Wednesday 27th March Discover the allure of this exclusive boutique apartment located at Hamilton Hill, 112/89 Buchanan Drive, Woodforde. This meticulously planned development in Adelaide's prestigious eastern suburbs seamlessly blends urban convenience with the tranquillity of nature. Apartment living in this location is a rare gem, offering low maintenance and a more streamlined living experience in a picturesque position. Being set at the foothills this residence is still remarkably close to the city, striking a perfect balance between the serenity of nature and urban accessibility. Don't miss the opportunity to witness the seamless blend of modern living and the embrace of nature in this unique property. Perfect for downsizers, investors and first-home buyers. Constructed in 2019, this thoughtfully designed residence features 2 bedrooms, 2 bathrooms (with ensuite), a spacious balcony and undercover car parking. Plus, fully equipped kitchen with stainless steel appliances, an electric cooktop, an integrated fridge and a dishwasher. In the second bathroom, you will also find a European laundry with a washing machine. All appliances mentioned are included in the sale making moving in that much easier. Only a few of the apartments in the group also feature the luxury additions of a kitchen island, ensuite and a larger-sized balcony/floorplan, offering extra space. The apartment is in a prime position being West facing on level one and set on the corner, meaning you are only sharing one common wall with your neighbour. If you are someone who takes immense pleasure from exploring the natural world on foot and have a passion for the outdoors yet you want the conveniences of easy living then this could be the perfect property for you. Hamilton Hill proudly preserves a sprawling six-hectare park, providing residents with idyllic walking and cycling trails that seamlessly connect to the nearby Morialta Conservation Park, celebrated for its breathtaking natural beauty, dramatic waterfalls, nature walks, and an adventurous playground-a picturesque backdrop for the community. The location is one of a kind being surrounded by nature, yet only just a mere 8 kilometres (approx) from the bustling CBD. Just 3 minutes by car, you can reach the Magill Campus of the University of South Australia (UniSA). Within a short drive, you'll find yourself at Adelaide's top-notch shopping spots such as Burnside Village and The Parade in Norwood. Otherwise, spoil yourself locally with an array of delightful shops and eateries, offering everything from a picturesque picnic at Penfolds Magill Estate Winery to leisurely browsing through Magill's charming boutiques. Features we love:- Open plan kitchen/living/dining with downlights.- Fully equipped kitchen with stainless steel appliances, electric cooktop, integrated fridge and dishwasherThe living area and primary bedroom both have wall-split system air conditioning for heating and cooling - Primary bedroom with built-in robes and ensuite bathroom- Second bedroom with built-in wardrobes- European laundry (which includes washing machine)/second bathroom with shower, toilet and vanity.- Private large balcony perfect for entertaining - Secure undercover car parking - Intercom - Location like no other with Morialta Conservation Park directly behind you- West-facing apartment set on the corner, sharing one common wall Location- Morialta Conservation Park, an area of outstanding natural beauty with dramatic waterfalls, nature walks and a children's adventure playground.- 3 minutes drive to (UniSA) University of South Australia Magill Campus- Next door to Rostrevor College- 8 kilometres (approx.) to the City - Several minutes drive to The Parade Norwood or Burnside Village. Specifications:CT: Volume 6234 Folio 323Council: Adelaide HillsBuilt: 2019Council Rates: \$1,787.54 p.a Community Strata Manager: Whittles Community Strata: admin fund \$827.00 p.q sinking Fund: \$78.00 p.q Pet-friendly group: Vendor may keep up to one small household animalEmergency Services Levy: \$306.12 p.aSA Water: \$153.70 p.qEstimated rental assessment: \$550 per week / Written rental assessment can be provided upon requestSchool zoned: Magill School and Norwood Morialta High School.Nearby Schools: Rostrevor College