

127 Drayton Street, Bowden, SA 5007

House For Sale

Friday, 2 February 2024

127 Drayton Street, Bowden, SA 5007

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 204 m2

Type: House



Thomas Crawford
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Auction | 18/2/24 @ 12pm

Auction Location: On Site Introducing an impeccably updated c.1910 single fronted, bluestone Cottage located on a tranquil street in the ever-popular suburb of Bowden. Exceptionally executed and tasteful renovations make this a very special property with so much to offer for both owner occupiers and investors. Beyond the eye-catching façade, you'll find a charming interior space hosting a well thought out floorplan that encompasses two bedrooms, mezzanine storage, neat and complete bathroom, living and dining space connecting to the modern kitchen, and an easy-care rear yard. Heritage features such as high ornate ceilings, arched entryway, and grand feature fireplaces with exposed brick walls will be sure to make your welcome warm. Expertly executed with sophisticated style, this is the epitome of city fringe living, that offers unparalleled value-for-money. Act quick, this one won't last long! Features to Note: • Beautifully renovated in 2018 • Fully rewired • Reroofed and added Cozywrap R6.0 Bradford High Performance insulation in 2022. • Draft blockers added to both chimneys • Super reinforced main roof/ceilings • High ornate ceilings and leadlight windows to the entrance • Hybrid floorboards • Large mezzanine to bedroom 2 • Ceiling fan to bedroom 1 • Exposed brick feature walls to bedroom and living • Split system, reverse cycle air conditioning to both bedrooms and living • Internal bathroom door previously owned by Bombay Bicycle Club • Bathroom and laundry combined • Built in niche and waterfall shower head • Garden shed • Irrigation • Low maintenance, artificial turf • Gas cook top • Dishwasher

Nearby Hotspots • Seven Grounds Café moments from home • Parfitt Square metres from your front door • Bombay Bicycle Club • Pizza Meccanica • Bowden Gym Collective • 20-minute walk to Bowden's Plant 3 and Plant 4 hotspots • Croydon's Queen Street Scene for café's and boutique shopping • Hit the leafy streets of North Adelaide, roughly 1km from home or a short 18-minute walk • Adelaide CBD 10 minutes from home • Prospect Road a 7-minute drive away for a variety of entertainment, restaurants, cafes and eateries

Public Transport • Ovingham, Bowden or North Adelaide Railway Stations walking distance away, to take you to city or sea • Free tram line on Port Road to take you direct into the bustling CBD • Ample bus stops along Hawker Street

Schooling • Easy access to the city, means easy access to the University of Adelaide and Torrens University and TAFE SA. • Zoned to Brompton Primary, Adelaide High and Adelaide Botanic High Schools

Method of Sale: • Auction on site @ Sunday 18th February at 12:00pm.

Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

For more information: • Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.