

14 Trembath Street, Bowden, SA 5007

House For Sale

Saturday, 13 April 2024

14 Trembath Street, Bowden, SA 5007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type: House



Thomas Crawford
0448888816



Vincent Doran
0466229880

Best Offer By 7pm 29/4/24

Hosting over a century of historical charm, this c.1915 beauty is certainly something to behold. Fall in love with heritage ambience and elegance that fill this incredible Row Cottage, this is a home that has only one adjoined neighbour and is equipped with modern inclusions for a sleek and desirable finish. Richly polished timber floors and hallmark high ceilings instantly complement the historical façade and period features a home of this era has to offer. Hosting a well thought out floorplan consisting of a generously sized bedroom with bay window; formal lounge room large enough for your friends and family to gather; charming and updated dine-in kitchen with all the bells and whistles for contemporary convenience; and to the rear, a bathroom/laundry combination. Moving outside a courtyard space framed by easy-care gardens, is the perfect space for open air entertaining. What's not to love? Enjoy your new cosmopolitan lifestyle with the added bonus of valuable rear lane access for off-street carparking. This is a rare opportunity on a quiet, tree lined street, right on the outskirts of the hustle and bustle of the CBD. Expertly executed with sophisticated style, this is the epitome of city fringe living, that offers unparalleled value-for-money. Act quick, before you miss it!

Features to note:

- Two original fireplaces
- Polished wooden floorboards
- Bay window to bedroom
- High ceilings
- Gas cooktop
- Electric oven
- Overhead kitchen cabinetry
- Split system, reverse cycle air conditioning
- Ceiling fans to bedroom and formal lounge room
- Back laneway access for secure off street parking, accessible from Seventh Street
- 114sqm total land size (approximately) - sourced from the Property Value Report which can be provided upon request. We can not confirm this measurement is accurate and should be used as a guide only. For absolute confirmation, we recommend any prospective purchaser employs the services of a land surveyor at their own expense.

Nearby Attractions/Entertainment:

- Emu Park for children's playground and place to picnic
- Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars, right on your doorstep
- Hit the leafy streets of North Adelaide, just across Park Terrace, with O'Connell Street the hotspot for restaurants, cafes, pubs and boutique shopping
- River Torrens Linear Walking Trail
- Bonython Park
- Adelaide CBD 5 minutes from home
- Adelaide Entertainment Centre
- Adelaide Oval
- Prospect Road under 10 minutes drive away for a variety of entertainment, restaurants, cafes and eateries
- An array of popular cafe choices such as Nutrition Republic, Pony and Cole, Coffee In Common, and Seven Grounds
- A selection of quality restaurants such as Bobibao and Juan Torta Cantina
- Oddio
- Adelaide Aquatic Centre
- The greenway community garden

Education:

- Zoned to Brompton Primary, Adelaide High and Adelaide Botanic High
- University of South Australia, TAFE SA Regency, Torrens University

Transportation:

- North Adelaide (400m away) or Bowden Railway Station (600m away) for your convenience to head to the city or sea, not to mention
- Free tram on Port Road, for an easy city commute

Method of Sale:

- Best Offers By 7:00pm, Monday 29th April 2024

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.