

**203/89 Buchanan Drive, Woodforde, SA 5072**

**Apartment For Sale**

Thursday, 18 January 2024

203/89 Buchanan Drive, Woodforde, SA 5072

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alexander Zadow

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**\$395,000 - \$430,000**

Woodforde is a small suburb at the base of the Adelaide Hills, positioned just above Magill and next to Rostrevor. In the mid 2,000's a large parcel of land began to be developed and a new precinct called Hamilton Hill was borne. Hamilton Hill at Woodforde has a great mixture of building styles including traditional homes, townhouse styles and apartment living. This luxury apartment we offer for sale is the only apartment building in Hamilton Hill and is named, Kelso. The 2019 constructed building is just as impressive as the location, with the building featuring concrete floors separating the levels which ensures noise and temperature insulation. The building combines a mixture of 1, 2 and 3 bedroom apartments with on site secure undercover parking and an intercom camera entry. Positioned at the back of the building, you are protected from the hot Western sun and the outlook even surprised me. This unique location has a stunning backdrop from the moment you open the front door of the surrounding hills studded with gum trees, open spaces, bench seating, walking trails, fitness equipment, a unique amphitheatre and public covered bbq. A recognised koala sanctuary is in place and I'm told there have been plenty of kangaroo sightings. Currently a fixed lease at \$420 per week is in place until mid March 2024, and the outstanding tenants would love to renew the lease for another 12 months. The tenants are kind, caring and take real pride in their home which is evidenced by their presentation, but for those looking for a place to live in, the tenants would be sad to leave but they understand why you would want to live here too.- the large bedroom has a mirrored built in robe and a soaring window taking in those parkland views- open plan living with full height sliding doors connect to the balcony where the high ceiling and wide roof shades the later morning sun and keeps out some of the rain- an immaculate crisp white sleek kitchen enjoys a built in fridge and dishwasher, overhead benchtop lighting and stone tops- the immaculate bathroom has a supersized shower and combines a laundry with built in washing machine, hidden away behind sliding doors, European style- reverse cycle split system air con moderates the temperature- efficient LED lighting- quality internal blinds and curtains throughout- an allocated secure and covered car park- secure camera intercom entry Location ...- an envious foothills location in the coveted and highly regarded Hamilton Hill development with local residential traffic only- you're zoned to Magill Primary School and Norwood International- Rostrevor College and UniSA Magill Campus are also within close reach- Norwood Parade, Burnside Village, Firlie Plaza and Newton Village are just of the larger local centres for all you shopping and dining desires- smaller local centres at Wattle Park, Erindale, Magill, Rostrevor and Magill Village feature more necessary services you can enjoy- public bus transport is a five minute walk away with stops on Glen Stuart and Moules Road to get you into the City of further- with a parkland setting already on your doorstep you won't need to go far, but many playgrounds, parks and reserves are located amongst the back streets of this prime Eastern suburb- the City centre can be visited by public bus or by car in around 15 minutes\*school zones - please refer to the relevant government website Helpful info ... all approximate: Year Built / 2019 Title / Torrens Title Zoning / Housing Diversity Neighbourhood Council / Adelaide Hills CT / 6234/326 Council / \$tba pa SA Water & Sewer / \$tba pq + water usage ES Levy / \$tba pa Strata Levy / \$725.00 pq (\$627.00 admin; \$59.00 sinking; \$39.00 already installed solar panel levy soon to be fully paid and then removed) Alexander Zadow, 'Your A to Z of real estate' - 0413 700 631