

**56 Buchanan Drive, Woodforde, SA 5072**

**HARRIS**

**Townhouse For Sale**

Wednesday, 8 May 2024

56 Buchanan Drive, Woodforde, SA 5072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 135 m2**

**Type: Townhouse**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$599k**

Best offers by 1pm Tuesday 21st May (usp)It's where Magill meets Morialta Conservation Park - luxuriously landmarked by a series of prestigious town homes idolizing parks, views, and gum-studded nature in Hamilton Hill's tranquil, carefully curated community landscape.Perhaps it's the pinnacle of the east, and this architecturally designed 2-bedroom town home - with secure rear lane garage access - is the prize.The Torrens titled home delicately hugs the hillside, opening to crisp white décor, durable timber-grain floors, and an entertainer's progression of dining to living, incorporating the sleek contemporary kitchen and private courtyard into your social plans.Luxury has never felt easier.Ease that translates into zero upkeep for the on-the-go exec, couple, investor or downsizer with a private aggregate concrete paved courtyard, coaxing friends outdoors through the living zone sliding glass. Quality appointments abound, showcasing seamless square-set 2.7m ceilings, Braemar ducted reverse cycle air conditioning throughout, luxe stone benchtops and stainless steel kitchen appliances. In your work-from-home favour, a plush carpeted landing upstairs greets a quiet study nook as the first floor disperses into 2-bedroom, 2-bathroom calm.Spy the city lights from your master bedroom, enjoy sparkling ensuite privacy, substantial built-in robes to each generous bedroom, and a spacious central 2nd bathroom for guests.Wander the expansive landscape, birdwatch, explore hiking trails, brunch at Penfold's, shop or dine along Magill Road or The Parade, or drive a few minutes further for Burnside Village. Reputable schools in your midst include Rostrevor, Norwood International and Morialta Secondary Colleges. For a world away retreat that embraces urban living - here is the place, seize the moment... More reasons to head for Hamilton Hill:- Architecturally designed modern living amongst the elite Hamilton Hill precinct- Sweeping open plan living & dining downstairs- Exposed aggregate-paved courtyard for private entertaining- Rear lane access to a secure carport - Chic modern kitchen with stone benchtops & stainless appliances- 2.7m ceilings - Braemar ducted R/C A/C air conditioning- Concealed laundry room- 2 generous bedrooms each with BIRs- Sky & city views from the master with private ensuite- Maintenance-free living for the downsizer or executive- Zoning for Magill School & Norwood Int'l H.S.- Moments to Uni SA Magill Campus- Surrounded by 6 hectares of reserved open park land- An easy hike to Morialta Falls, nature trails & Adventure ParkAnd much more... Specifications:CT / 6187/512Council / Adelaide HillsZoning / HDNBuilt / 2017Land / 135m2 (approx)Frontage / 5.0mCouncil Rates / \$1,832paEmergency Services Levy / \$124.05paSA Water / \$176.50ppEstimated rental assessment: \$600 - \$660 p/w (Written rental assessment can be provided upon request)Nearby Schools / Magill School, Thorndon Park P.S, Charles Campbell College, Norwood International H.S. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409