

7 Eleventh Street, Bowden, SA 5007



Sold House

Tuesday, 21 November 2023

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Bedrooms: 3

Bathrooms: 1

Area: 347 m2

Type: House



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Contact agent

Nestled in the vibrant heart of fashionable inner-city Bowden, this stunning Limestone fronted symmetrical cottage offers a unique blend of historic charm and contemporary style. Boasting an eye-catching facade that exudes character, the residence welcomes you with a timeless allure. Spread across a mostly single-level floorplan, plus an extended mezzanine level at the rear, it provides a spacious and flexible layout, with two living spaces that cater to diverse lifestyle needs. The classic character floorplan boasts four main rooms at the front, a kitchen leading to the outdoor entertaining area, and a mezzanine level extension with a second living space and ideal study with hills views. A true urban sanctuary, allowing you to experience the best of both worlds in one of Adelaide's most sought-after and eclectic neighbourhoods. It offers cool bars, cafes & restaurants, trendy laneways showcasing pop culture street art, a short walk to the train, tram and bus, and entertainment venues and all within favourable school zoning.- Ornate fireplace, high ceilings, hardwood boards & Limestone facade- Freshly repainted throughout, offering a neutral colour palette - Versatile living space in the centre of the home- Mezzanine extension with second living space and upstairs study with hills views- Ducted heating and cooling in bedrooms and living space- Built-in robe storage features in bedrooms two and three- Outdoor entertaining area with pergola and easy access to the dining space- Recently landscaped gardens offering grassed areas & established trees- Parking permits from Charles Sturt Council available- Sought after school zoning for Adelaide & Adelaide Botanic High Schools- Rainwater storage plumbed to laundry and toilet- Plans previously created for an extension, available on request

Other Information: Title: Torrens Title Council: City of Charles Sturt Zoning: Established Neighbourhood Build: c1900 Land: 347m² Frontage: 9.6m Council rates: \$1,307.25 per annum SA Water: \$175.51 per quarter Emergency Services Levy: \$149.75 per annum Rental assessment: \$700 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330