

**74 Buchanan Drive, Woodforde, SA 5072**



**Sold Townhouse**

Tuesday, 21 May 2024

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**Bedrooms: 2**

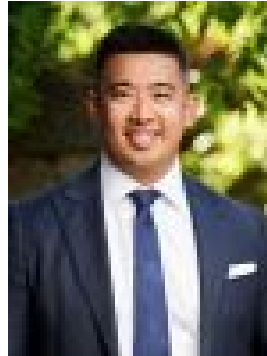
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$700,000**

Boasting a premium location within a popular landscaped residential estate at the base of the Adelaide foothills, this space-savvy 2-bedroom townhouse offers 2 light-filled levels of living, a low-upkeep alfresco space perfect for sunny chats among leafy potted plants, and excellent proximity to the high-end shopping, schooling, and social scene the eastern suburbs are so well known for. Vertical walls of glass at either end of this contemporary abode ensure its stylish interior is bathed in natural light. Downstairs, hybrid floored, open-plan living places a chic kitchen with a gas cooker and dishwasher among its swag of luxe mod cons, between the meals area and a living space that extends through sliders onto a no-mow, sun-kissed private courtyard. There's also a dedicated laundry on offer, located behind the kitchen for easy access to the rear clothesline. Upstairs, lush carpet keeps things cosy underfoot from the landing into 2 generous bedrooms at either end. Both have built-in robes, with the slightly larger street-facing bedroom enjoying the convenience of an ensuite and incredible views across neighbouring tree-tops to the city! The second bathroom is outside the rear bedroom and has both a shower and tub; like the ensuite, it's elegantly appointed with a semi-recessed basin inside its fashionable floating vanity. While only 9km from town, you'll feel a world away from the hustle of city life in this blissful environment at the foot of Morialta Conservation Park. You can walk to Rostrevor College and it's only a short drive to Uni SA's Magill Campus and zoned schools like Norwood International. A quick car trip will also get you to several shopping hubs including Magill Village, Firlie Shopping Centre, and all the delights along The Parade in Norwood.

**FEATURES WE LOVE**

- Designer chic 2-storey townhouse in a prized residential estate
- Ducted AC throughout for warm winters and breezy summers
- Easy-clean modern hybrid timber flooring across a light-filled lower living zone where a sleek-lined chef's kitchen is flanked by a meals area and the lounge
- Soft-close, handle-free kitchen cabinetry, an island dining bench to keep traffic flowing & all the mod cons including a dishwasher and gas cooktop
- Plush dark-hued carpet spans the upper-level landing and 2 bedrooms at either end
- Both bedrooms have space-enhancing mirrored sliding door built-in robes and big, light-catching vertical windows - the larger master capturing the twinkling lights of the city
- The master also has an ensuite, while the main bathroom next to it has a shower and a tub for long, steamy winter soaks
- Both bathrooms are super-stylish with floating vanities matched with mirrored cupboards above and semi-recessed basins
- A wall of glass with central sliders extends the ground floor living area onto a private low upkeep exposed aggregate courtyard (no mowing required) with a clothesline
- Stairs run from the courtyard to a secure entry single carport

**LOCATION**

- Morialta Conservation Park backdrop and only a short drive to hit scenic trails to its famed falls or just take the kids to the reserve's fabulous Nature Play Space
- A stone's throw from the welcoming community vibe at Magill Village, a 7-minute drive to Firlie Shopping Centre, and 13 to the heart of the action along The Parade
- A leisurely 9-minute stroll to Rostrevor College, or take the car to reach Magill School, Norwood International High, and Uni SA's Magill Campus in less than 5; a host of other private eastern suburbs schools are also easily accessible
- 20-minute drive into the East End of town or take the short walk to the top of Magill Road to catch city-bound buses

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Adelaide Hills Zone | HDN - Housing Diversity Neighbourhood Land | 153sqm (Approx.) House | 144sqm (Approx.) Built | 2020 Council Rates | \$1,830.25pa Water | \$153.70pa ESL | \$248.35pa