

# 8 Thirteenth Street, Bowden, SA 5007



## Sold House

Friday, 1 September 2023

8 Thirteenth Street, Bowden, SA 5007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 200 m<sup>2</sup>

Type: House

## Contact agent

Auction Sat, 16th Sep - 9.30am (usp) Nestled within the sought-after suburb of Bowden, this delightful property seamlessly blends classic charm with contemporary comfort. As you approach, the character frontage welcomes you, showcasing the perfect fusion of its original cottage style and a thoughtfully designed rear extension. The front yard exudes a quaint cottage appeal, setting the stage for the treasures that await within. Step inside to discover a home that effortlessly balances heritage details with modern living. The bedrooms feature brand-new carpeting and built-in robes that provide ample storage, while ceiling fans ensure year-round comfort. Sunlight dances through the new window furnishings, illuminating the space with a warm glow. Original hardwood polished floorboards grace the original part of the home, evoking a sense of nostalgia. The heart of the home boasts new blackbutt floorboards in the kitchen dining area, where new Westinghouse appliances, including an oven, dishwasher, stovetop, and rangehood, await culinary enthusiasts. Winter evenings are made cozy by the combustion wood fire, infusing the space with a welcoming ambiance. Transition seamlessly from indoors to outdoors through the bi-fold rear doors, creating an ideal setting for both indoor and outdoor dining and entertainment. The expansive undercover outdoor entertaining area beckons you to unwind and enjoy the meticulously landscaped gardens, fully irrigated for easy maintenance. A generously sized lawned area at the rear completes this oasis. Beyond the property's enchanting walls lies a world of convenience and leisure. This residence resides on one of Bowden's quietest and widest streets, providing ample unrestricted street parking. Parfitt Square, directly opposite, offers BBQ facilities and a newly upgraded playground, perfect for leisurely afternoons. Enriched by its proximity to Immaculate Heart of Mary Primary School, the newly redeveloped Bowden precinct, local coffee shops, restaurants, public transport, and North Adelaide's shopping precinct, this location has it all. A mere 5-minute drive to Adelaide Oval and the Torrens Riverbank precinct, and an 8-minute drive to the Adelaide CBD, this property places you at the heart of Adelaide's vibrant lifestyle. Don't miss the opportunity to call this charming Bowden gem your own. Contact Oliver today to experience the seamless blend of heritage and modernity that defines this unique property. Ouwens Casserly - Make it Happen™ RLA 276489