

**12 Hawker Street, Bowden, SA, 5007**



**House For Sale**

Friday, 30 August 2024

12 Hawker Street, Bowden, SA, 5007

**Bedrooms: 9**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Outstanding Residential Investment Opportunity in Cosmopolitan Bowden

Behind the quaint 1910-character façade lays a unique investment opportunity to capitalise on. You will find 9 bedrooms, 1 bathroom plus 2 powder rooms, and multiple living/study areas throughout the substantial floor space.

Located in the vibrant hub of Bowden on the city fringe and within a stone's throw of affluent North Adelaide, this property offers excellent lifestyle choices. Within walking distance of lively Plant 3 and Plant 4, you'll be spoiled for choice with culinary delights.

The property itself offers significant accommodation, giving the opportunity for a flexible residential rental opportunity to take advantage of the central location and ease of access to the Uni SA/Adelaide Uni campuses and CBD.

When you step inside, you will discover character laden features throughout the original structure, including timber flooring, high ceilings, a stunning arched hallway, and vast open rooms. Neutral colour schemes have been used which helps the rooms to feel more spacious, whilst offering plenty of natural light. Another feature you will love are the split cycle systems throughout the property for added comfort.

The generous layout flows seamlessly into a practical and efficient kitchen equipped with a gas cooktop, double sink and plenty of cupboard and bench space. Towards the rear there has been further additions adding to the significant floor plan and giving flexible options with accommodation.

An excellent allotment size of 569 sqm (approx.), with no registered easements on the Certificate of Title. A large and open rear space with shed for storage, and drive through access to the rear of the property.

Brompton Primary School within walking distance and under 1 km, favourably zoned for Adelaide High School and Adelaide Botanic High School.

For definite sale, and to be SOLD on Auction Day, enquire with Daniel Sanderson to avoid disappointment.

Auction is set for Saturday 14th September at 11.30 am on site.

### Description:

\* CT: 5778 / 951

\* Council: Charles Sturt

\* Zoning: Established Neighbourhood (EN)

\* Land: 569 sqm (approx.)

\* Council Rates: TBA

\* ES Levy: TBA

Vendor Statement/Auction Conditions available at the agent's office 3 business days before the auction and at the auction 30 minutes prior to the commencement of the auction.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figure accuracy.

Smallacombe Sanderson does not guarantee the accuracy of these measurements. Contact the local council on what is possible and what is not possible on this allotment.