

## Bowden, 17 Trembath Street

Renovated Torrens Titled Character Home in Prime Location

Auction | Wednesday 16th April @ 5:15pm

This charming 1920s character home has been thoughtfully updated while preserving its original character, including high ceilings and polished floorboards that extend throughout the home.

At the front, two well-appointed bedrooms feature built-in cupboards, with the master bedroom further enhanced by a ceiling fan and a fireplace. The elegant hallway leads to the central living area, where a split-system air conditioner ensures year-round comfort.

Towards the rear, the updated kitchen offers ample functional storage, a gas cooktop, and a dishwasher. Wooden benchtops add a rustic touch while complementing the home's modern updates. Just beyond, the bathroom-conveniently located off the laundry-includes



**For Sale**  
\$815,000

**View**  
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a bathtub and additional storage.

Outside, the undercover entertaining area provides the perfect space for gatherings with family and friends. The low-maintenance gardens, including those within the retaining walls along the back fence, further enhance the easy-care lifestyle. The property also offers ample off-street parking for two vehicles.

Ideally positioned just a short stroll from the lively cafés and restaurants of Bowden and Brompton, this home is also conveniently close to North Adelaide and the CBD, offering easy access to year-round festivals and entertainment. Perfect for nurses and hospital staff working nearby, it is also zoned for the highly sought-after Adelaide High and Adelaide Botanic High Schools.

#### Key Features

- Polished floorboards and high ceilings throughout the home
- Two good sized bedrooms, both with storage
- Master bedroom includes a ceiling fan and fireplace
- Central living and meals area features a split system air conditioner
- Updated kitchen with a dishwasher, gas cooktop and ample storage
- Bathroom at the rear of the home includes a bathtub
- Laundry offers access to the backyard
- Undercover entertaining area overlooking a simple rear yard
- Ample off-street parking
- Zoned for Adelaide High and Adelaide Botanic High Schools

#### Specifications

Title: Torrens Title

Year built: c1920

Land size: 233sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,320.45pa (approx)

ESL: \$122.40pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	XH1HDM
Property Type	House
Land Area	233 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

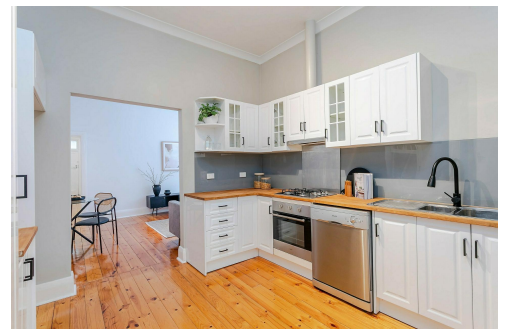
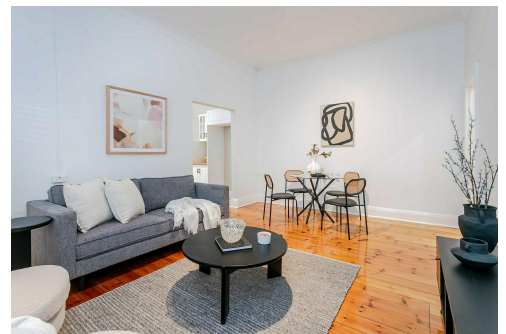
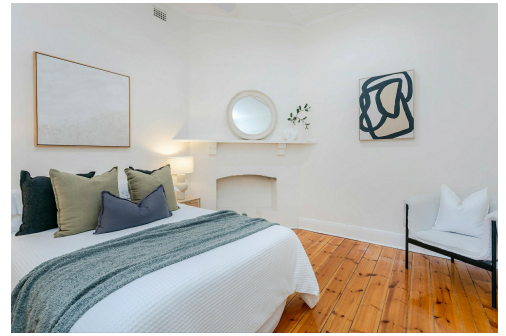
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