

## Bowden, 3 Guild Place

Sold

Luxury boutique living has never been as beautifully executed as in this stunning 2021 built residence. The refined design, bespoke finishes and expansive proportions deliver an incomparable lock up and leave lifestyle on the edge of Adelaide's city and within the heart of trendy and uber desirable Bowden.

Offering an abundance of exclusive features including chic floors, plush carpets, natural stone work, tall ceilings all exemplify the superb quality throughout.

Entering this home via your choice of either front or rear, a charming courtyard presents stunning views of a pretty park complete with undercover seating and manicured gardens. The lower level presents the family room and dining area which effortlessly flows to the designer kitchen with large centre island, breakfast bar, premium appliances including Smeg oven, stove top and dishwasher, stone



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### For Sale

Please Call

### View

[ljhooker.com.au/3J3HRU](http://ljhooker.com.au/3J3HRU)

### Contact

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**LJ Hooker Prospect**  
**(08) 8269 4645**

cooktops, Fisher And Paykel refrigerator with plumbed in water (fridge to be included with home sale) and pantry with pull out shelves. Full length, glass sliding doors open between the dining area and central courtyard which creates an effortless extension to the homes living space, offering easy guest interaction.

The ground floor of this deluxe abode also includes a full water-closet for your convenience, a large under stairs utility room, well equipped laundry and direct access to the automatic garage which also offers space for a home gym.

The upper level provides more than the homes accomodation. Three bedrooms all offer a plush hotel like feel, the master suite of which presents a chic ensuite, full length built in robe and east facing balcony, the ideal space to enjoy a morning coffee. Bedrooms two and three, both also sizeable include built in robes and are well serviced by the spacious main bathroom. Working from home will be an enjoyment with your choice of two custom built-in study areas, one to bedroom three, the other upon the upstairs landing or why not take the laptop and work upon the third bedrooms cute and private balcony!

Further notable assets included:

- WiFi enabled lighting to the whole home
- WiFi enabled ducted reverse cycle air conditioning throughout
- WiFi enabled blinds to living room and master suite
- WiFi enabled 1.65kw solar panel system
- Built in storage solutions to all bedrooms robes
- Automatic watering system to gardens and pots
- Strip overhead heating in central courtyard
- Wall mounted tv in central courtyard

Certificate of Title and Form Ones available upon request

Home Built: 2021

Land Size: 138m2

Title: Volume 6219 Folio 412

Zoning: UN - Urban Neighbourhood

Council: Charles Sturt.

Rates: \$ per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ

Hooker Prospect takes no liability for any incorrect details.

RLA 287 134



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## More About this Property

**Property ID** 3J3HRU

**Property Type** House

**Including** Toilets (3)

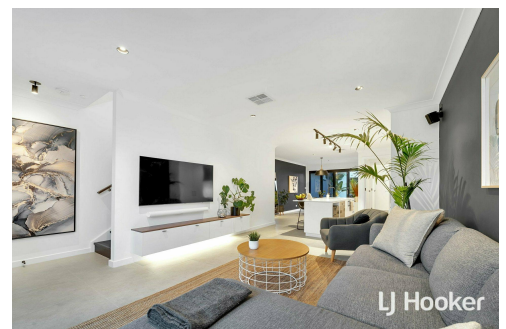
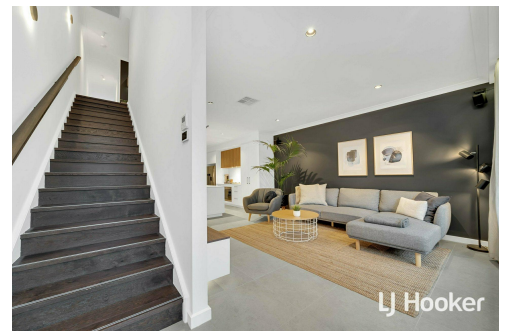
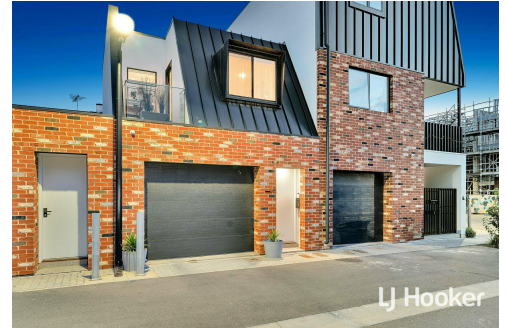
### Harvey Bloomfield

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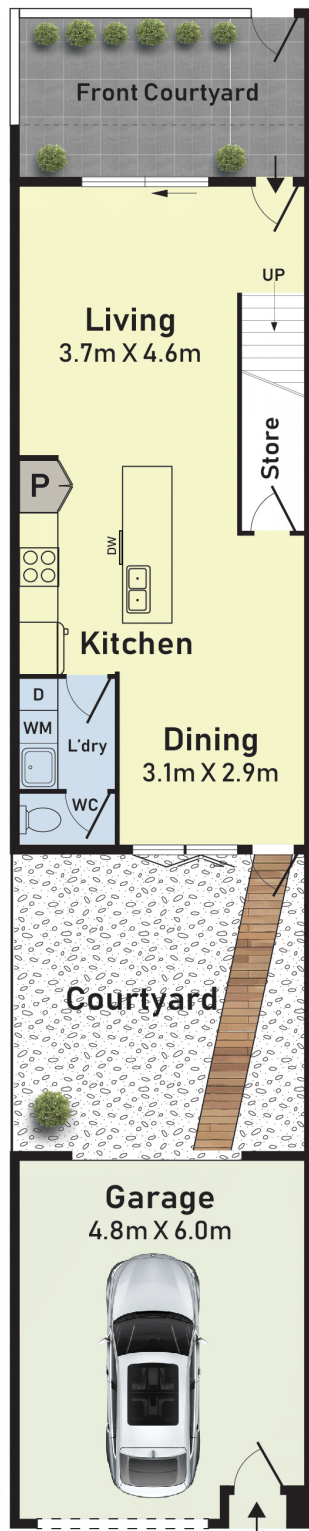
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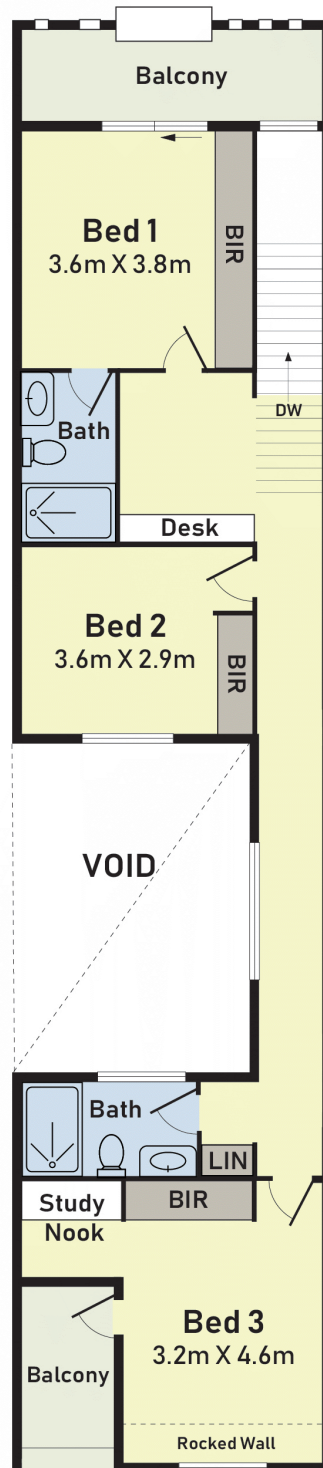
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## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

## 3 Guild Place, Bowden, SA

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