



## Woodforde, 203/89 Buchanan Drive

### Elevated Living with Nature Filled Backdrop

Positioned on the parkland side of the Hamilton Hill precinct, this stylish one bedroom apartment delivers a sophisticated lifestyle immersed in nature, with all the modern comforts you'd expect. Thoughtfully designed to maximise space, light and functionality, the home invites you in with its airy open-plan layout, premium finishes and seamless indoor-outdoor connection.

Step out to your undercover balcony and take in uninterrupted views of the Adelaide Hills, a tranquil backdrop to your morning coffee or evening unwind. Inside, the kitchen is equally impressive with stone benchtops, quality appliances and ample storage, while the spacious living area creates a warm and inviting space to relax or entertain.

Perfectly suited for professionals, first home buyers or investors, this low-maintenance home offers not only security and style but also a rare sense of calm, where the sounds of birdlife and treetop views replace the usual urban rush. Every detail has been designed for



**For Sale**  
\$450,000 - \$475,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker St Peters**  
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**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.

easy living, from climate control to clever storage, all within a community that feels elevated, in both position and lifestyle.

- Generous bedroom with mirrored built-in robe
- Stone benchtops, built-in fridge and dishwasher
- Undercover balcony with parkland views
- Sleek bathroom with rainfall shower head
- Reverse-cycle air conditioning
- Secure carpark and intercom access

The property is currently tenanted until March 2026 at \$900 per fortnight, the tenants take great care of the home creating another reason why this is an attractive investment opportunity.

Set just 10km from the Adelaide CBD, this location combines the calm of a hillside setting with the convenience of suburban living. Perfect for professionals, students, and families alike, Hamilton Hill offers a well-connected base with a distinctly tranquil atmosphere.

Close proximity to Magill Primary, Norwood International High School, Rostrevor College and UniSA Magill Campus, the education opportunities here are ample. Daily commutes are simplified with nearby bus routes providing direct access to the city, making it an ideal location for those working or studying in the CBD.

You're also well positioned for lifestyle convenience. Magill Village offers a charming mix of local cafes, grocers and services, while Firlie Plaza and Norwood Parade provide everything from supermarkets and boutiques to fine dining and weekend brunch spots. Burnside Village is just a short drive away for upscale shopping.

Nature lovers will appreciate having a lush reserve right on the doorstep. This beautifully maintained green space features winding walking trails, fitness equipment, BBQ facilities, picnic areas and a serene atmosphere. It's not uncommon to spot koalas nestled in the gums or kangaroos at dusk, creating a unique backdrop to your everyday life.

This is a lifestyle of connection and calm, one where you can start your day with a walk through trails, enjoy a coffee at a nearby cafe and be in the city within 15 minutes. Whether you're catching up with friends at Norwood, shopping at Burnside Village, or relaxing in one of the many local parks, every convenience is within reach. Hamilton Hill offers the rare combination of tranquility, amenity and accessibility. A place to settle in, slow down, and enjoy every moment.

You can never be too late to enquire but you can be too late to inspect. Contact Luke Mitchell today to learn more!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**\*\*** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and



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size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

Property ID	2D8WFDZ
Property Type	Apartment
House Size	73.9 m2

**Luke Mitchell 0411 703 055**

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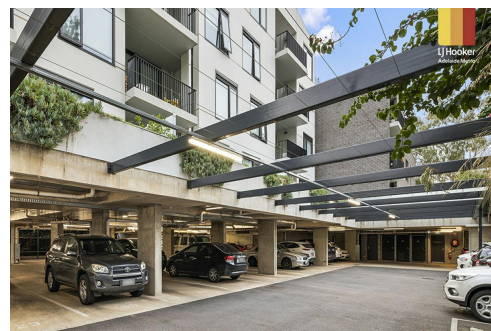
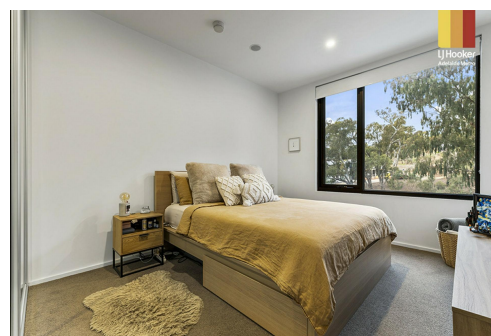
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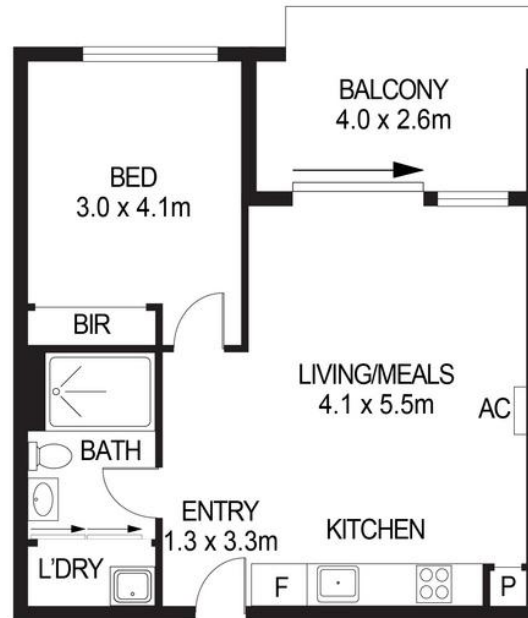
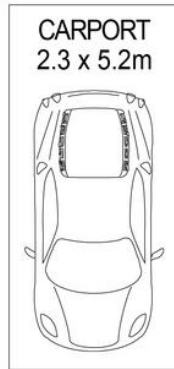
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## 203/89 BUCHANAN DRIVE, WOODFORDE

APPROXIMATE DIMENSIONS	
LIVING:	52.0m <sup>2</sup>
BALCONY:	10.0m <sup>2</sup>
CARPORT:	11.9m <sup>2</sup>
TOTAL:	73.9m <sup>2</sup>

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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